Davidson County DEEDQC
Recvd: 01/25/17 15:33 5 pgs
Fees:27.00 Taxes:0.00
20170125-0008338

Commitment Number: 21737886
Seller's Loan Number: 7001422254

After Recording Return To:

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Laura Piestrzynski and **Robert Piestrzynski,** 1433 Scarcroft Lane., Nashville, TN 37221

EXEMPT FROM TRANSFER TAX
67-4-409(a)(4) quitclaim deed for $0 consideration

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
141 05 0A 159.00

QUITCLAIM DEED

Laura Piestrzynski, married to Robert Piestrzynski (whose tax mailing address is **1433 Scarcroft Lane, Nashville, TN 37221), and Mitchell Piestrzynski, married to Christine Piestrzynski** (whose mailing address is **1433 Scarcroft Lane, Nashville, TN 37221)** hereinafter grantors, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Laura Piestrzynski** and **Robert Piestrzynski**, wife and husband, as joint tenants with the right of survivorship, hereinafter grantees, whose tax mailing address is **1433 Scarcroft Lane, Nashville, TN 37221,** with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

True Copy Certification

I, APRIL K. LUCAS, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

April K. Lucas
Signature

State of PA

County of Beaver

Melanie Miller

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification]* who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

*April K Lucas

Notary's Signature

My Commission Expires: 4-27-2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Land in Davidson County, Tennessee being Lot No. 159 on the Plan of Avondale Park, Phase 2, Section 4 of record in Instrument No. 20110208-0011100 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Being the same parcel conveyed to Laura Piestrzynski and Mitchell Piestrzynski from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, by virtue of a deed dated 9/3/2014, recorded 9/4/2014, as instrument no. 20140904-0081069 County of Davidson, state of Tennessee.
Property Address is: 1433 Scarcroft Lane, Nashville, TN 37221

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on Jan. 14, 2017 ~~2016~~. bhq RP

Laura Piestrzynski

Robert Piestrzynski

STATE OF Tenn.
COUNTY OF Davidson

bhq

The foregoing instrument was acknowledged before me on Jan. 14, 2017 by **Laura Piestrzynski** and **Robert Piestrzynski** who are personally known to me or have produced drivers license as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 07, 2017

Executed by the undersigned on 12/27, 2016:

Mitchell Piestrzynski
Mitchell Piestrzynski

Christine Piestrzynski
Christine Piestrzynski

LYSETTE COUTURE
Notary Public - State of Michigan
County of Macomb
My Commission Expires Apr 8, 2023
Acting in the County of Wayne

STATE OF Michigan
COUNTY OF Macomb

The foregoing instrument was acknowledged before me on Dec. 27, 2016 by **Mitchell Piestrzynski** and **Christine Piestrzynski** who are personally known to me or have produced driverslicense as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Lysette Couture
Notary Public