Davidson County DEEDQC
Recvd: 01/31/17 09:09 3 pgs
Fees:17.00 Taxes:0.00
20170131-0010025

Commitment Number: 734424

After Recording Return To:
CORBIN B. CLINAGE and **TIFFANY LEANNE CLINAGE**
1506 ARTHUR AVENUE, NASHVILLE, TN 37208

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:
CORBIN B. CLINAGE and **TIFFANY LEANNE CLINAGE**, 1506 ARTHUR AVENUE, NASHVILLE, TN 37208

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
081-12-0G-001.00
Exempt from recordation tax. Tenn. Code Sec. 67-4-409 (a)(3)(A)(i)

QUITCLAIM DEED

CORBIN B. CLINAGE, married to grantee Tiffany Leanne Clinage, hereinafter grantor, whose tax-mailing address is **1506 ARTHUR AVENUE, NASHVILLE, TN 37208**, for $0.00 (Zero dollars and no cents) in consideration paid, grants and quitclaims to **CORBIN B. CLINAGE** and **TIFFANY LEANNE CLINAGE**, husband and wife, hereinafter grantees, whose tax mailing address is **1506 ARTHUR AVENUE, NASHVILLE, TN 37208**, the following real property:

A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

PROPERTY SITUATED IN DAVIDSON COUNTY, TN: UNIT 1504A, ARTHUR STREET CONDOMINIUM, AS ESTABLISHED IN MASTER DEED OF RECORD IN INSTRUMENT NO. 20090924-0089001, AS AMENDED IN INSTRUMENT NO. 20140925-0088383, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, WHICH HAS THE EFFECT OF CREATING A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, TO WHICH MASTER DEED

REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

P.I.D#: 081-12-0G-001.00
Property Address is: 1506 ARTHUR AVENUE, NASHVILLE, TN 37208

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20141002-0091330 in the Register's Office of Davidson County, Tennessee.

Executed by the undersigned on November 7, 2016:

CORBIN B. CLINAGE

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Nov 7, 2016 by **CORBIN B. CLINAGE** who is personally known to me or has produced TN Drivers Lic as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

exp 6/28/17

VALISE JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

True Copy Certification

I, Shellie Shea, 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.

Signature

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California

COUNTY of VENTURA

On January 30, 2017 before me Marilyn Montaperto personally appeared Shellie Shea who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MARILYN MONTAPERTO
Commission # 2139665
Notary Public - California
Los Angeles County
My Comm. Expires Jan 9, 2020

I certify under PENALTY OF PERJURY under the Laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Marilyn Montaperto
Notary Public