Davidson County	DEEDQC
Recvd: 03/10/17 14:35	3 pgs
Fees:17.00 Taxes:0.00	
20170310-0023980	

Commitment Number: OS3300-16035981

After Recording, Send To:
Title 365
345 Rouser Rd, Ste. 300
Coraopolis, PA 15108

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:
Walter S. Yearsin and **Nancy Marie Yearsin**, 1133 Nelson Drive Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
033-16-0-107.00

QUITCLAIM DEED

Exempt: quitclaim deed given for no monetary consideration. Tennessee Code Section 67-4-409(a)(4)

Walter S. Yearsin married to Nancy Marie Yearsin and **April N. Welch**, unmarried, hereinafter grantors, whose tax-mailing address is **1133 Nelson Drive Madison, TN 37115**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Walter S. Yearsin** and **Nancy Marie Yearsin**, husband and wife, hereinafter grantees, whose tax mailing address is **1133 Nelson Drive Madison, TN 37115**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Madison, County of Davidson, State of TN, and is described as follows: Lot No. 84 on the plan of Primrose Meadows, Section 2, of record in Book 4860, Page 105, Register's Office for Davidson County (RODC); Lot 84 fronts 64.0 feet on the NW margin of Nelson Drive and extends back 159.8 feet on the NE line and 177.1 feet on the SW line to a broken line in the rear, measuring 94.7 feet thereon
Being the same property conveyed from Robert E. Warfield and wife, Doris E. Warfield to Walter S. Yearsin and April N. Welch by deed dated May 4, 2005 and recorded May 9,

2005 in Instrument Number 20050509-0051916 of official records.
APN: 033-16-0-107.00
Property Address is: 1133 Nelson Drive Madison, TN 37115

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.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20050509-0051916 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 033-16-0-107.00

Executed by the undersigned on March 3, 2016.

Walter S. Yearsin
Walter S. Yearsin

April N. Welch
April N. Welch

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 3rd, 2016 by **Walter S. Yearsin** and **April N. Welch** who are personally known to me or have produced DNE 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.

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Commission Expires 11/30/2020

TRUE COPY CERTIFICATION

I *Mark Bauwin*, 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

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

PERSONALLY APPEARED BEFORE ME, *SHANNON MCINTYRE*, A NOTARY PUBLIC FOR THIS COUNTY ALLEGHENY AND STATE OF PENNSYLVANIA WHO ACKNOWLEDGES THAT, *MARK BAUWIN* PERSONALLY APPEARED AND AFFIRMS THAT THIS CERTIFICATION OF AN ELECTRONIC DOCUMENT IS TRUE AND CORRECT AND WHOSE SIGNATURE I HAVE WITNESSED.

Notary Signature

06/18/2020

Notary Commission Expires

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHANNON MCINTYRE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 18, 2020