Davidson County DEEDQC
Recvd: 03/14/17 12:05 3 pgs
Fees:17.00 Taxes:0.00
20170314-0024949

Commitment Number: OS3300-17002550

After Recording, Send To:
Title365/ Recording Department
345 Rouser Rd., Bldg 5, Suite 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:
JUSTIN B. HELMS and **ALYSSA M. MINCHELLA HELMS**, 2714 Rosedale Place, Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 118-03-112.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

JUSTIN B. HELMS and **ALYSSA M. MINCHELLA NKA ALYSSA M. MINCHELLA HELMS**, husband and wife, hereinafter grantors, whose tax-mailing address is **2714 Rosedale Place, Nashville, TN 37211**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **JUSTIN B. HELMS** and **ALYSSA M. MINCHELLA HELMS**, husband and wife, hereinafter grantees, whose tax mailing address is **2714 Rosedale Place, Nashville, TN 37211**, 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 Nashville, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Phase One, Rosedale Place, of record in Plat Book 11190, Page 3, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
Being the same property conveyed from Matthew A. Simms to Justin B. Helms and Alyssa M. Minchella, both unmarried by deed dated December 5, 2014 and recorded December 11, 2014 in Instrument No. 20141211-0113667, of official records.

APN: 11803011200
Property Address is: 2714 Rosedale Place, Nashville, TN 37211

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 Warranty Deed recorded at 2014.1211.113667 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 118-03-112.00

Executed by the undersigned on March 7, 2017:

JUSTIN B. HELMS

ALYSSA M. MINCHELLA NKA ALYSSA M. MINCHELLA HELMS

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 7, 2017 by **JUSTIN B. HELMS** and **ALYSSA M. MINCHELLA NKA ALYSSA M. MINCHELLA HELMS** who are personally known to me or have produced driver's 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.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

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