Davidson County DEEDQC
Recvd: 03/17/17 09:52 3 pgs
Fees:17.00 Taxes:0.00
20170317-0026141

Commitment Number: OS3300-16044337

After Recording, Send To:
Title365
345 Rouser Road Bldg. 5
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:
Alan D. Wilson and Deborah J. Wilson, husband and wife, 1137 Safety Harbor Cove, Old Hickory, TN 37138

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
064 03 0B 083.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(3)(a)(i): deed between spouses

Deborah J. Wilson, married to **Alan D. Wilson,** hereinafter grantor, whose tax-mailing address is **1137 Safety Harbor Cove, Old Hickory, TN 37138**, for $ 0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Alan D. Wilson and Deborah J. Wilson, husband and wife**, hereinafter grantee, whose tax mailing address is **1137 Safety Harbor Cove, Old Hickory, TN 37138**, 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 Old Hickory, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee as Lot 245, Phase 6 on the Plan of Brandywine Pointe Section 1 which was previously recorded in Book 7900, Page 805, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.
Being the same property conveyed from Alan D. Wilson to Deborah J. Wilson by deed dated August 22, 2011 and recorded August 23, 2011 in Instrument Number 20110823-0065320 of Official Records.

APN: 064 03 0B 083.00
Property Address is: 1137 Safety Harbor Cove, Old Hickory, TN 37138

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 Quitclaim Deed recorded at 20110823-0065320 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 064 03 0B 083.00

Executed by the undersigned on March 11, 2017:

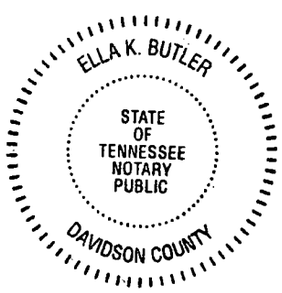
Deborah J Wilson

Deborah J. Wilson

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 11, 2017 by **Deborah J. Wilson** who is personally known to me or has produced TN Driver 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.

Ella K Butler
Notary Public



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