Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20170317-0026421

Commitment Number: OS3300-17003977

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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:
SARAH RUTH SHARP, 1204 TREMONT AVENUE, NASHVILLE, TN 37212

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
105-01-0K-002.00-C

QUITCLAIM DEED

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

SARAH R. HEIMERMANN NKA SARAH RUTH SHARP, married to **Richard C. Sharp**, hereinafter grantor, whose tax-mailing address is **1204 TREMONT AVENUE, NASHVILLE, TN 37212**, for $ 0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **SARAH RUTH SHARP**, a married woman, hereinafter grantee, whose tax mailing address is **1204 TREMONT AVENUE, NASHVILLE, TN 37212**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Unit 1204 of the 1202 Tremont Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20141028-0099320, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1202 Tremont Avenue Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration and the plat filed at Exhibit "C" to said Declaration appearing in Instrument No. 20141028-0099320 and By-laws appended thereto as Exhibit "B" said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed from Aspen Construction Investments, LLC, a Tennessee Limited Liability Company to Sarah R. Heimermann, unmarried by deed dated August 28, 2015 and recorded September 1, 2015 in Instrument Number 20150901-0088815 of official records.
APN: 105-01-0K-002.00-C
Property Address is: 1204 TREMONT AVENUE, NASHVILLE, TN 37212

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 Instrument No. 20150901-0088815 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 105-01-0K-002.00-C

Executed by the undersigned on February 3, 2017:

Sarah R. Heimermann NKA Sarah Ruth Sharp
SARAH R. HEIMERMANN NKA SARAH RUTH SHARP

Richard C. Sharp
Richard C. Sharp

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 3, 2017 by **SARAH R. HEIMERMANN NKA SARAH RUTH SHARP** and **Richard C. Sharp** who is personally known to me or has produced TN Drivers License 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.

Leigh S. Smith
Notary Public

Expiration Date: 7-27-20

LEIGH S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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