Davidson County DEEDQC
Recvd: 03/28/17 15:44 3 pgs
Fees:17.00 Taxes:0.00
20170328-0030243

Commitment Number: 16-07-468FST

After Recording, Send To:

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:
Charlie Christian, Sr., 1616 Tammany Drive Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
072 160 099.00

QUITCLAIM DEED

Charlie Christian, Sr. unmarried, and **Charlie Christian, Jr.** married to **Clara Christian**, hereinafter grantors, of **Davidson County**, **Tennessee**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Charlie Christian, Sr.**, unmarried, hereinafter grantee, whose tax mailing address is **1616 Tammany Drive Nashville, TN 37206**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Property being described as follows: Being Lot No. 18 on the Plan of Peernan Heights, as or record in Book 2133, page 3, Register's Office for said County. Beginning at a Point in the westerly margin of Tammany Drive, at the common corner of Lot Nos. 18 and 19; thence with the line between said two lots, westwardly 116 feet to a point, being the common corner of Lot Nos. 17, 18 and 19; thence with the line or Lot Nos. 17 and 18 northwestwardly 133.4 feet to a point in the southeasterly margin of Peerman Drive; thence with the margin of the same, and the curve of the same, eastwardly 161.5 feet to a point, the beginning of a curve with a radius of 25 feet; thence around said curve, southwestwardly 39.3 feet to a point in the westerly margin of Tammany Drive; thence with the margin of the same, southwardly 120 feet to the beginning. Tax ID No. 072 160 099.00
Property Address is: 1616 Tammany Drive Nashville, TN 37206

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 20160421-0038783 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 072 160 099.00

Executed by the undersigned on March 22, 2017:

Charlie Christian Sr
Charlie Christian, Sr.

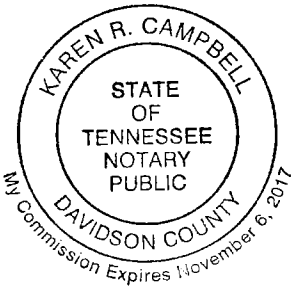
Charlie Christian Jr.
Charlie Christian, Jr.

Clara Christian
Clara Christian

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 22, 2017 by **Charlie Christian, Sr.**, **Charlie Christian, Jr.**, **Clara Christian** who are personally known to me or have produced drivers 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



True Copy Certification

I, Megan McNamara, 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.

Megan McNamara
Signature

State of OHIO

County of CUYAHOGA

Personally appeared before me, William L. Birth, a notary public for this county and state, Megan McNamara who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-23-18
Notary' Seal (if on paper)



WILLIAM L. BIRTH
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Lorain County
My Comm. Exp. 7/23/18