Davidson County DEEDQC
Recvd: 04/03/17 09:45 4 pgs
Fees:22.00 Taxes:0.00
20170403-0031967

Commitment Number: OS3300-17002771

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:
Bridgett Green, 1036 Heritage Drive, Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
042110A03600CO

QUITCLAIM DEED

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

Bridgett Green, an unmarried woman, and **Lillian Green**, a married woman, hereinafter grantors, whose tax-mailing address is **1036 Heritage Drive, Madison, TN 37115**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Bridgett Green**, an unmarried woman, hereinafter grantee, whose tax mailing address is **1036 Heritage 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: Land in Davidson County, Tennessee, being condominium Unit No. 1036 in a Horizontal Property Regime which is located on the Plat of Section I, Heritage Village Condominium, of record in Book 4675, Page 46, Register's Office for Davidson County, Tennessee, to which plat is hereby referenced for a complete description.
Being the same property conveyed from Sandra Chamberlain, unmarried, and Wendi McConnell, unmarried to Bridgett Green, an unmarried woman, and Lillian Green, a married woman, as joint tenants with right of survivorship by deed dated July 8, 2009 and recorded July 14, 2009 in Instrument No. 20090714-0065609 of official records.

APN: 042110A03600CO
Property Address is: 1036 Heritage 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

Being the same property conveyed from Sandra Chamberlain, unmarried, and Wendi McConnell, unmarried to Bridgett Green, an unmarried woman, and Lillian Green, a married woman, as joint tenants with right of survivorship by deed dated July 8, 2009 and recorded July 14, 2009 in Instrument No. 20090714-0065609 of official records.

Parcel ID: 042110A03600CO

Executed by the undersigned on March 20, 2017:

Bridgett Green
Bridgett Green

~~**Lillian Green**~~

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 20, 2017 by **Bridgett Green** and ~~**Lillian Green**~~ who are personally known to me or have produced TN Driver Lic 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.

Ella K. Butler
Notary Public



Expiration date 9-7-2020

APN: 042110A03600CO
Property Address is: 1036 Heritage 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

Being the same property conveyed from Sandra Chamberlain, unmarried, and Wendi McConnell, unmarried to Bridgett Green, an unmarried woman, and Lillian Green, a married woman, as joint tenants with right of survivorship by deed dated July 8, 2009 and recorded July 14, 2009 in Instrument No. 20090714-0065609 of official records.

Parcel ID: 042110A03600CO

Executed by the undersigned on March 20, 2017:

Lillian Green

Bridgett Green **Lillian Green**

STATE OF South Carolina
COUNTY OF Richland

The foregoing instrument was acknowledged before me on March 20th, 2017 by ~~**Bridgett Green**~~ and **Lillian Green** 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.

Notary Public
D. Kaden Meeze
My Commission Expires 7-30-24
(As to Lillian Green Only)

KAYLEE MEEZE
NOTARY PUBLIC
SOUTH CAROLINA

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