Davidson County DEEDQC
Recvd: 04/03/17 12:33 5 pgs
Fees:27.00 Taxes:0.00
20170403-0032243

Commitment Number: 17338512

After Recording, Send To:

Boston National Title LLC
Recording / Policy Dept
129 W Trade St., 9th Floor
Charlotte NC 28202

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:
Alonzo E. Hyde and **Angela M. Hyde**, 704 Vanderhorst Dr Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
05915015200

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration
Lawrence LEC
~~Lawson~~ **E. Cole, Jr.** and **Delores H. Cole**, husband and wife, hereinafter grantors, whose tax-mailing address is **704 Vanderhorst Dr Nashville, TN 37207**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Alonzo E. Hyde** and **Angela M. Hyde, husband and wife**, hereinafter grantees, whose tax mailing address is **704 Vanderhorst Dr Nashville, TN 37207**, 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, to-wit: Land in Davidson County, Tennessee, being Lot No. 226 on the plan of Haynes manor, Section II, of record in Book 3700, Page 88, register's office for Davidson County, Tennessee. Said Lot No. 26 fronts 70 feet on the Northwesterly margin of Vanderhorst drive and extends Back 135 feet on the Northeasterly and Southwesterly line to a line in the rear measuring 70 feet thereon.
Tax ID# 05915015200
Being that parcel of land conveyed to Alonzo E. Hyde, unmarried and Delores H. Cole and

Lawrence EEC

husband, ~~Lawson~~ E. Cole, Jr. from Johnnie Hudson (now Arnold) and husband, Ector Grant Arnold by that deed dated 1/14/1999 and recorded 1/19/1999 in deed book 11302, at page 236 of the Davidson County, TN public registry.
Property Address is: 704 Vanderhorst Dr Nashville, TN 37207

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 Book 11302, Page 236 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 05915015200

Executed by the undersigned on March 24, 2017:

Lawrence E. Cole, Jr.
~~Lawson~~ E. Cole, Jr.
Lawrence LEC

Delores H. Cole
Delores H. Cole

STATE OF Tennessee
COUNTY OF Davidson

SW Lawrence

The foregoing instrument was acknowledged before me on March 24, 2017 by ~~**Lawson**~~ **E. Cole, Jr.** and **Delores H. Cole** 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.

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Steven W. Nordstrom
Notary Public

My Commission expires: 10/31/17

Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is: $ 0.00

Exempt pursuant to Section 67-4-409(a)(4): no consideration

OATH OF CONSIDERATION:

I, hereby swear or affirm that, to the best of the Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Krista D. Goff

SUBSCRIBED AND SWORN to before me this 31st day of March, 2017

Carol S Pearsall
Notary Public
Mecklenburg County
North Carolina
My Commission Expires 9/18/2017

Carol S. Pearsall

Notary Public

My Commission Expires: 9.18.17

Name and Address of Owner and Mail Tax Bills to:
Alonzo E. Hyde & Angela M Hyde
704 Vanderhorst Dr, Nashville, TN 37207

True Copy Certification

I, Amy Carlson, 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 North Carolina

County of Mecklenburg

Personally appeared before me, Natalie T. Fisher, a notary public for this county and state, Amy Carlson 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: March 20, 2019

Notary' Seal (if on paper)

NATALIE T. FISHER
NOTARY
MY
COMMISSION EXPIRES
3/20/2019
PUBLIC
MECKLENBURG COUNTY, NC