Davidson County DEEDQC
Recvd: 04/10/17 10:47 5 pgs
Fees:27.00 Taxes:0.00
20170410-0034737

Commitment Number: 17338960

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:
Robin Herrick Lane and **Martin Lane**, 1017 Summerview Ct., Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 141070B17900CO

QUITCLAIM DEED

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

Robin Herrick Lane married to **Martin Lane**, hereinafter grantor, whose tax-mailing address is **1017 Summerview Ct., Nashville, TN 37221**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Robin Herrick Lane** and **Martin Lane**, wife and husband, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **1017 Summerview Ct., Nashville, TN 37221**, 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, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows: Land in Davidson County, Tennessee, being Lot No. 184 on the Plan of Somerset Farms Section 4 Phase 4 of record in Plat Book 9700, Page 658, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
Tax ID# 141070B17900CO
Being that parcel of land conveyed to Robin Herrick Lane, a married woman as her sole and

separate property from Daniel K. Alford and Patricia Alford by that deed dated 8/29/2014 and recorded 9/5/2014 in deed Document No. 20140905- 0081401 of the Davidson County, TN public registry.
Property Address is: 1017 Summerview Ct., Nashville, TN 37221

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 Instrument # 20140905- 0081401 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 141070B17900CO

Executed by the undersigned on April 3, 2017:

Robin Herrick Lane

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 3, 2017 by **Robin Herrick Lane** who are personally known to me or have produced TN DL 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 Lura Brady

My Commission expires.
8-27-18

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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

Exempt: Section 67-4-409(a)(3)(A)(i) - transfer between Spouses

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 Goff

SUBSCRIBED AND SWORN to before me this 10th day of April, 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:

Robin Herrick Lane and Martin Lane
1017 Summerview Ct., Nashville, TN 37221

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