Davidson County DEEDQC
Recvd: 04/25/17 14:23 5 pgs
Fees:27.00 Taxes:0.00
20170425-0040565

Commitment Number: 21713082
Seller's Loan Number: 160163688

After Recording Return To:
Servicelink
1355 Cherrington Parkway
Moon twp, 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:
Harry B. Daffer and **Rose Marie Daffer**, 403 Bradford Green Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
142 07 0C 035.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaimdeed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Harry B. Daffer and **Rose Marie Cullington NKA Rose Marie Daffer**, a married couple, whose mailing address is **403 Bradford Green Nashville, TN 37221**, hereinafter grantors, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant, with quitclaim covenants to **Harry B. Daffer** and **Rose Marie Daffer**, a married couple, as tenants by the entireties, hereinafter grantees, whose tax mailing address is **403 Bradford Green Nashville, TN 37221**, the following real property:

A condominium apartment in Davidson County, Tennessee, being Unit No. 35 of Ashley Green, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of the Master Deed of record in Book 6900, page 978, and Exhibit "C" to the Master Deed of record in Book 7184, page 44, Register's Office for Davidson County, Tennessee, and as amended at Book 7482, page 312, Register's Office for said County, to which source reference is hereby made for more comp lete details of description, together

with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium. Being the same parcel conveyed to Harry B. Daffer and Rose Marie Cullington from Margaret Alsobrook, by virtue of a deed dated 9/27/2002, recorded 10/8/2002, in deed book _, page _, as instrument no. 20021008-0122555 County of Davidson, State of Tennessee
Assessor's Parcel No. 142 07 0C 035.00
Property Address is: 403 Bradford Green Nashville, TN 37221

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject quitclaim covenants, 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 recorded at 20021008-0122555 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 142 07 0C 035.00

Executed by the undersigned on Jan. 20, 2017:

Harry B. Daffer

Rose Marie Cullington NKA Rose Marie Daffer

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Jan. 20, 2017 by **Harry B. Daffer, Rose Marie Cullington NKA Rose Marie Daffer** 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.

Notary Public

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 07, 2017

State of Tenn.
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 20 day of Jan., 2017.

B. D

Affiant

Harry B. Dafter

Print Name

(Seal) GLORIA M. JACKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires March 07, 2017

Notary Public

My commission expires:

3-7-2017

Gloria M. Jackson

Print Name

True Copy Certification

I, Jaime L. Petrosky, 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.

Jaime L. Petrosky
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Jaime L. Petrosky, 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: 4-27-2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES