Davidson County DEEDQC
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Fees:17.00 Taxes:0.00
20170502-0043044

Commitment Number: OS3300-17011029

After Recording, Send To:
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345 Rouser Road Bldg. 5
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:
Daniel Dennis, 1025 Mcmahan Avenue, Nashville, Tennessee 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 61110083.00

QUITCLAIM DEED

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

Daniel Dennis and **Thomas C. Dennis**, hereinafter grantors, whose tax-mailing address is **1025 Mcmahan Avenue, Nashville, Tennessee 37216**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Daniel Dennis**, hereinafter grantee, whose tax mailing address is **1025 Mcmahan Avenue, Nashville, Tennessee 37216**, 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 Nashville, County of Davidson, State of TN, and is described as follows: All that Certain tract or parcel of Land in Davidson County, State of Tennessee, Described as follows, to wit: Land in Davidson County, Tennessee, Being Lot 26, I.C. Mcmahan's Subdivision of Maplewood Lands, as shown on Plat of record in Plat Book 547, Page 78, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property. And being the same property conveyed from Christopher Moon and Wife, Amanda Moon , the Grantors, to Daniel Dennis and Thomas C. Dennis, Joint Tenants With Rights of Survivorship the Grantees by virtue of Deed dated 05/28/2009, and recorded 06/03/2009, Document No: 20090603-0051001 among the

aforesaid Land Records.
APN: 61110083.00
Property Address is: 1025 Mcmahan Avenue, Nashville, Tennessee 37216

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 Warranty Deed recorded at 20090603-0051001 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 61110083.00

Executed by the undersigned on Apr 24, 2017:

Daniel Dennis

Thomas C. Dennis

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Apr 24, 2017 by **Daniel Dennis** and **Thomas C. Dennis** 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

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Comm. Expires
May 8, 2017

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