Davidson County	DEEDQC
Recvd: 05/17/17 15:13	3 pgs
Fees:17.00 Taxes:0.00	
20170517-0049064	

Commitment Number: 724040

After Recording Return To:
LOWELL T. GORMAN and **JAIMIE R. GORMAN**
1043 PERCY WARNER BLVD, Nashville, Tennessee 37205

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:
LOWELL T. GORMAN and **JAIMIE R. GORMAN**, 1043 PERCY WARNER BLVD, Nashville, Tennessee 37205

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
12908002300

QUITCLAIM DEED
Exempt from Recordation Tax. Tenn. Code Sec. 67-4-409 (a)(3)(A)(i)

LOWELL T. GORMAN and **JAIMIE A. RAGGHIANTI NKA JAIMIE R. GORMAN**, husband and wife, hereinafter grantors, whose tax-mailing address is **1043 PERCY WARNER BLVD, Nashville, Tennessee 37205**, for $0.00 (Zero Dollars and no cents) in consideration paid, grant and quitclaim to **LOWELL T. GORMAN** and **JAIMIE R. GORMAN**, husband and wife, hereinafter grantees, whose tax mailing address is **1043 PERCY WARNER BLVD, Nashville, Tennessee 37205**, 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. 40 ON THE PLAN OF WARNER PARK VALLEY, SECTION 1, AS OF RECORD IN BOOK 3600, PAGES 12, 13, AND 14, AND AS AMENDED IN BOOK 3702, PAGE 465, IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.
P.I.D#: 12908002300
Property Address is: 1043 PERCY WARNER BLVD, Nashville, Tennessee 37205

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Book ___, Page ___ in the Register's Office of Davidson County, Tennessee. Instrument #20140502-0037163

Parcel ID: 12908002300

Executed by the undersigned on Nov 10, 2016:

LOWELL T. GORMAN

Jaimie A. Ragghianti NKA Jaimie R. Gorman

JAIMIE A. RAGGHIANTI NKA JAIMIE R. GORMAN JRG

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Nov 10, 2016 by **LOWELL T. GORMAN** and **JAIMIE A. RAGGHIANTI NKA JAIMIE R. GORMAN** 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.

Notary Public

exp 6/28/17

VALISE JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

True Copy Certification

I, Brian Kester, 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.

B. Kester

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me Autumn R. Carnegie, a notary public for this county and state, Brian Kester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Autumn R Carnegie

Notary's Signature

My Commission Expires: 06-06-2020
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020