Davidson County DEEDQC
Recvd: 05/18/17 08:27 3 pgs
Fees:17.00 Taxes:0.00
20170518-0049162

Commitment Number OS3300-17011773

After Recording, Send To
Title365
345 Rouser Rd, Ste 300
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
Benjamin S Laux and **Rita F Laux**, 6924 Sunderland Cir Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
141150D05300CO

QUITCLAIM DEED

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

Benjamin S Laux who acquired title as B Scott and **Rita F Laux who acquired title as Frances Laux**, husband and wife, hereinafter grantors, whose tax-mailing address is **6924 Sunderland Cir Nashville, TN 37221**, for $1 00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Benjamin S Laux** and **Rita F Laux**, husband and wife, hereinafter grantees, whose tax mailing address is **6924 Sunderland Cir Nashville, TN 37221**, 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 Being Lot 53 on the Plan of the Resubdivision of Lots 45, 46, 52, 53, and 61 through 64, Phase I "Sheffield" on the Harpeth of record in Book 6900, Page 352, Register's Office for said County, reference to which is hereby made for a more complete and accurate description
Being the same property conveyed from Herbert H Harlen and wife Karen S Harlen to B Scott and wife Frances Laux by deed dated October 31, 1995 and recorded November 3, 1995 in Instrument Number 0119571 in Book 9850 Page 544 of Official Records

APN 141150D05300CO
Property Address is 6924 Sunderland Cir 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 Warranty Deed recorded at Book 9850, Page 544 in the Register's Office of Davidson County, Tennessee

Parcel ID 141150D05300CO

Executed by the undersigned on 5/10, 2017

Benjamin S Laux who acquired title as B Scott

Benjamin S Laux who acquired title as B Scott

Rita F Laux who acquired title as Frances Laux

Rita F Laux who acquired title as Frances Laux

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 10, 2017 by **Benjamin S Laux who acquired title as B Scott** and **Rita F Laux who acquired title as Frances Laux** 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

Karen R Campbell
Notary Public

KAREN R CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6 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