Davidson County DEEDQC
Recvd: 05/22/17 16:13 4 pgs
Fees:22.00 Taxes:0.00
20170522-0050868

Commitment Number: 22085080

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, 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:
Elizabeth C. Redding, 1 MUSIC CIRCLE N, NASHVILLE, TN 37203

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
091 05 0 078.00

QUITCLAIM DEED

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

Elizabeth R. Hinke NKA Elizabeth C. Redding, unmarried, pursuant to Case No. 06D-1647 in the Eight Circuit Court for Davidson County, TN, whose mailing address is 1 Music Circle N, Nashville, TN 37203, hereinafter grantor, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Elizabeth C. Redding**, unmarried, hereinafter grantee, whose tax mailing address is 1 Music Circle N, Nashville, TN 37203, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot 19, Moss-Wood subdivision, Section Two, as shown on Plat of record in Plat Book 2900, Page 123, in the register's office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same parcel conveyed to Elizabeth R. Hinke from Ralph A. Edwards and Velma E. Edwards, by virtue of a deed dated 7/27/2007, recorded 8/2/2007, as instrument no. 20070802-0091747, County of Davidson, State of Tennessee. Property Address is: 617 Waco Drive Nashville, TN, 37209

True Copy Certification

I, David Bagwell, 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.

David Bagwell
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, David Bagwell, 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

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 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 recorded as 20070802-0091747 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 091 05 0 078.00

Executed by the undersigned on April 21, 2017:

Elizabeth R. Hinke NKA Elizabeth C. Redding

Elizabeth R. Hinke NKA Elizabeth C. Redding

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 21, 2017 by **Elizabeth R. Hinke NKA Elizabeth C. Redding** who is personally known to me or has produced License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

Jana Drury
Notary Public

COMMONWEALTH
~~STATE~~ OF PENNSYLVANIA

COUNTY OF Allegheny

LAURA DIRIENZO
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $0.00.

Affiant LAURA DIRIENZO

Subscribed and sworn to before me this 4th day of May, 2017

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES