Davidson County DEEDQC
Recvd: 06/27/17 11:21 4 pgs
Fees:22.00 Taxes:0.00
20170627-0064581

Commitment Number: 1705088

After Recording Return To:
TerraTitle, LLC, 7601 Paragon Road – Suite 300, Centerville, Ohio 45459

This Instrument Prepared By:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569

New Property Owner/Mail Tax Statements To:
Paul W. Weeden, Jr. and Loretta Weeden, 194 Ivy Hill Lane, Goodlettsville, Tennessee 37072

Derivation: Instrument No. 200609220117849

Property Appraisal (Tax/APN) Parcel Identification Number: 033 03 0B 072.00

QUITCLAIM DEED

This Deed is being executed and recorded for the purpose of adding the spouse of the Grantee. 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.

LORETTA WEEDEN, a married woman, hereinafter Grantor, of Davidson County, Tennessee, without consideration paid, grants and quitclaims to **PAUL W. WEEDEN, JR., AND LORETTA WEEDEN,** husband and wife, for their joint lives, remainder to the survivor of them, their heirs and assigns forever, hereinafter Grantees, whose tax mailing address is 194 Ivy Hill Lane, Goodlettsville, Tennessee 37072, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

BEING LOT NUMBER FORTY SIX (46) AS SHOWN ON THE PLAN OF FINAL PLAT OF DRY CREEK FARMS PHASE 2, SECTION 2, OF RECORD IN INSTRUMENT NUMBER 20050825-010-

1280, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

COMMONLY KNOWN AS: 194 Ivy Hill Lane, Goodlettsville, Tennessee 37072

PARCEL NUMBER: 033 03 0B 072.00

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.

Prior Instrument Reference: Instrument No. 200609220117849

Executed by the undersigned on ~~May~~ June 10, 2017: SD Sw - PWW

LORETTA WEEDEN

PAUL W. WEEDEN, JR.

STATE OF TENNESSEE
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 10, 2017, by **PAUL W. WEEDEN, JR. AND LORETTA WEEDEN,** husband and wife, who are personally known to me or have produced 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.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Comm. Expires
January 29, 2020

NOTARY PUBLIC

Maximum principal indebtedness for Tennessee recording tax purposes is $0.00.

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Executed by the undersigned on June 10, 2017:

Loretta Weeden

AFFIANT

Loretta Weeden

PRINT NAME

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 10, 2017, by Loretta Weeden, who is personally known to me or has produced License as identification, and furthermore, the aforementioned person has acknowledged that their signature was their 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

TRUE COPY CERTIFICATION

I, **ANGELA L. WARD**, Vice President of TerraTitle, LLC, do hereby make oath that I am the custodian of the original 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.

ANGELA L. WARD VP
TERRATITLE, LLC

State of Ohio }
}
County of Montgomery }

The foregoing instrument is acknowledged before me, **PAULA STACY, NOTARY PUBLIC**, on ~~May~~ June 10th, 2017, by **ANGELA L. WARD, VICE PRESIDENT OF TERRATITLE, LLC**, who is personally known to me, and the aforementioned person further acknowledges that her signature is her free and voluntary act for the purposes set forth in this instrument.

PAULA STACY
NOTARY PUBLIC
COMMISSION EXPIRES FEBRUARY 14, 2021

PAULA STACY
NOTARY PUBLIC, STATE OF OHIO

PAULA STACY
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 2/14/2021