Davidson County DEEDQC
Recvd: 07/10/17 12:58 5 pgs
Fees:27.00 Taxes:0.00
20170710-0069107

Commitment Number: 17340205

After Recording, Send To:
Boston National Title Agency
129 W Trade St., 9th Floor
Charlotte, NC 28202

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:
Jacklyn A. Diehl and **Robert L. Diehl**, 71 Elberta Street, Nashville, TN 37210

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
Tax ID: 119-06-0-066.00

QUIT CLAIM DEED

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

Jacklyn Ann Woodward NKA Jacklyn A. Diehl married to **Robert L. Diehl**, hereinafter grantor, whose tax-mailing address is **71 Elberta Street, Nashville, TN 37210**, for $1.00 (One Dollar and Zero Cents) in consideration paid, to **Jacklyn A. Diehl** and **Robert L. Diehl**, wife and husband, hereinafter grantees, whose tax mailing address is **71 Elberta Street, Nashville, TN 37210**, the following real property:

The following-described tract or parcel of land, to wit: LAND in Davidson County, Tennessee, being Lot No. 16, on the Plan of Sterling Subdivision, of record in Book 1424, Page 97, Register's Office for Davidson County, Tennessee. SAID Lot No. 16, which is a corner lot, fronts 38.00 feet on the southerly margin of Elberta Street and fronts 140.00 feet on the westerly margin of Boone Drive, said frontages being joined by a curve having a length of 31.42 feet, and extends back 160.00 feet on the westerly line and 58.00 feet on the southerly line to a point of intersection.
Tax ID:119-06-0-066.00
Being that parcel of land conveyed to Jacklyn Ann Woodward from Joseph Michael

Woodward by that deed dated 5/15/1992 and recorded 7/15/1992 in deed book 8675, at page 775 of the Davidson County, TN public registry.
Being that parcel of land conveyed to Joseph Michael Woodward and wife, Jacklyn Ann Woodward from Gretchen Fowler Holladay by that deed dated 2/29/1988 and recorded 3/2/1988 in deed book 7481, at page 862 of the Davidson County, TN public registry.
Property Address is: 71 Elberta Street, Nashville, TN 37210

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Book 8675, Page 775 in the Register's Office of Davidson County, Tennessee.

Parcel ID: Tax ID: 119-06-0-066.00

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.

Executed by the undersigned on June 23, 2017:

Jacklyn Ann Woodward NKA Jacklyn A. Diehl

Jacklyn Ann Woodward NKA
Jacklyn A. Diehl

Robert L Diehl

Robert L. Diehl

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 23, 2017 by **Jacklyn Ann Woodward NKA Jacklyn A. Diehl** and **Robert L. Diehl** who are personally known to me or have produced TN Driver's 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.

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission expires:
2-9-2020

Maximum principal indebtedness for Tennessee recording tax purposes is $1.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $1.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 23rd day of June, 2017.

Jacklyn A. Diehl
Affiant

Jacklyn A Diehl
Print Name

Notary Public

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
(Seal)

My commission expires:

2-9-2020

Carol B Christian
Print Name

True Copy Certification

I, Amy Carlson, 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 North Carolina

County of Mecklenburg

Personally appeared before me, Natalie T. Fisher, a notary public for this county and state, Amy Carlson 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: March 20, 2019

Notary' Seal (if on paper)

NATALIE T. FISHER
NOTARY
MY
COMMISSION EXPIRES
3/20/2019
PUBLIC
MECKLENBURG COUNTY, NC