Davidson County DEEDQC
Recvd: 07/10/17 14:38 6 pgs
Fees:32.00 Taxes:0.00
20170710-0069224

Commitment Number: 22336003
Seller's Loan Number: 4002205831

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:
IRMA HARRIS, 3910 Estes Road, Nashville, TN 37215

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
116 16 0 079.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): 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.

KEITH B. HARRIS, (whose mailing address is **3910 Estes Road, Nashville, TN 37215),** and **IRMA HARRIS, A/K/A IRMA H. HARRIS**, (whose mailing address is **3910 Estes Road, Nashville, TN 37215), who were formerly a married couple but are now divorced, as per Case No.: 17D184 In The Fourth Circuit Court For Davidson County, Tennessee, Filed on May 17, 2017, and are both unmarried persons**, hereinafter grantors, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **IRMA HARRIS, unmarried**, hereinafter grantee, whose tax mailing address is **3910 Estes Road, Nashville, TN 37215**, 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 MARKED "ADAMS" AND THE NORTHERLY 25 FEET OF LOT NO. 1, BOTH ON THE PLAN OF PART I, WALLACE SUBDIVISION, RECORDED IN BOOK 1424, PAGE 16, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY, WHICH

FORMS A CORNER LOT, FRONTS 105 FEET ON THE EASTERLY MARGIN OF ESTES ROAD AND 190.8 FEET ON THE SOUTHERLY MARGIN OF SNEED TERRACE, SAID FRONTAGE BEING JOINED BY A CURVE HAVING A LENGTH OF 31.2 FEET, AND EXTENDS BACK 125 FEET ON THE EASTERLY LINE AND 210 FEET ON THE SOUTHERLY LINE TO A POINT OF INTERSECTION. BEING THE SAME PARCEL CONVEYED TO KEITH B. HARRIS AND WIFE, IRMA H. HARRIS FROM FORTE INVESTMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED DATED 8/31/2006, RECORDED 09/01/2006, AS INSTRUMENT NO. 20060901-0108331, COUNTY OF DAVIDSON, STATE OF TENNESSEE. ASSESSOR'S PARCEL NO: 116 16 0 079.00
PROPERTY ADDRESS IS: 3910 ESTES ROAD, NASHVILLE, TN 37215

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 a 20060901-0108331 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 116 16 0 079.00

Executed by the undersigned on June 21, 2017:

KEITH B. HARRIS
STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 21, 2017 by **KEITH B. HARRIS** who is personally known to me or has produced drivers 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.

Notary Public

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 08, 2021

Executed by the undersigned on June 21st, 2017:

Irma Harris, A/K/A Irma H. Harris

IRMA HARRIS, A/K/A IRMA H. HARRIS

STATE OF Tenn.

COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 21, 2017 by **IRMA HARRIS AKA IRMA H. HARRIS** who is personally known to me or has produced drivers 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.

Notary Public

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 08, 2021

State of Tenn.
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 135,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 21 day of June, 2017.

Irma Harris AKA Irma H. Harris
Affiant

Irma Harris AKA Irma H. Harris
Print Name

(Seal)

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 08, 2021

Notary Public

My commission expires:
3.8.2021

Gloria M. Jackson
Print Name

True Copy Certification

I, Jaime L. Petrosky, 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.

Jaime L. Petrosky
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Jaime L. Petrosky, 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