Davidson County DEEDQC
Recvd: 07/21/17 11:14 6 pgs
Fees:33.00 Taxes:29.60
20170721-0073928

Commitment Number: 22317474

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:
Charles Rotenberry, an unmarried man, 4649 CATHER COURT, NASHVILLE, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
062-02-0-B22-10-0CO

QUITCLAIM DEED

Charles Rotenberry, (whose mailing address is **4649 CATHER COURT, NASHVILLE, TN 37214), single,** and **Jessica D. Trousdale, F/K/A Jessica D. Norris,** (whose mailing address is **550 COUNTRY ROAD 122, FLORENCE, AL 35634), married**, hereinafter grantors, for $8,000.00 (Eight Thousand Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Charles Rotenberry, an unmarried man**, hereinafter grantee, whose tax mailing address is **4649 CATHER COURT, NASHVILLE, TN 37214**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described property: Land in Davidson County, Tennessee, Being Lot No. 165, on the Plan of Cluster Lot Development, Abbington Park, Phase One, Section Five, of Record in Instrument Number 20060113-0005368, Register's Office for Said County, to Which Plan Reference is Hereby Made for a More Complete Description. Being the same parcel conveyed to Charles Rotenberry Jessica D. Norris from Matthew D. Southards and Melaina Southards, by virtue of a deed dated 5/25/2010, recorded 6/2/2010, as instrument no. 20100602-0042614 county of Davidson, state of Tennessee. Assessor's Parcel No: 062-02-0-B22-10-0CO
Property Address is: 4649 CATHER COURT, NASHVILLE, TN 37214

True Copy Certification

I, AMY COX, 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, [~~Name of~~ Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melanie Miller

*Amy Cox

Notary's Signature

Melanie Miler

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 a 20100602-0042614 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 062-02-0-B22-10-0CO

Executed by the undersigned on July 7, 2017:

Charles Rotenberry

Charles Rotenberry
STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 7, 2017 by **Charles Rotenberry** 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.

Gloria M. Jackson

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 $8,000.00 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 7 day of July, 2017.

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

(Seal)

Charles Rotenberry
Affiant

Charles Rotenberry
Print Name

Notary Public

My commission expires:

3-8-2021

Gloria M. Jackson
Print Name

State of ALABAMA
County of COLBERT

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 $ 8,000.00 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 7 day of July, 2017.



(Seal)

Jessica d. trousdale f/k/a
Affiant jessica d. norris

Jessica D. Trousdale f/k/a
Print Name Jessica D. Norris

Notary Public

My commission expires:

03/03/2020

Richard K. Ingram
Print Name

Executed by the undersigned on 7-7, 2017:

jessica d. trousdale f/k/a jessica d. norris

Jessica D. Trousdale, F/K/A Jessica D. Norris

STATE OF ALABAMA

COUNTY OF COLBERT

The foregoing instrument was acknowledged before me on 07/07, 2017 by **Jessica D. Trousdale, F/K/A Jessica D. Norris** who is personally known to me or has produced ~~PASSPORT~~ Driver 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

My Commission Expires 03/03/2020

RICHARD K. INGRAM NOTARY PUBLIC ALABAMA STATE AT LARGE