Davidson County DEEDQC
Recvd: 08/23/17 14:48 5 pgs
Fees:27.00 Taxes:0.00
20170823-0086731

Commitment Number: 1706031

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:
Robbin D. Clemons, 4134 Farmview Drive, Nashville, Tennessee 37218

Derivation: Instrument No. 20130826-0089719

Property Appraisal (Tax/APN) Parcel Identification Number: 059 05 0 169.00

QUITCLAIM DEED

This Deed is being executed and recorded for the purpose of changing Grantor's name. 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.

ROBBIN D. SMITH now known by marriage as ROBBIN D. CLEMONS, a married woman, hereinafter Grantor, of Davidson County, Tennessee, without consideration paid, grants and quitclaims to **ROBBIN D. CLEMONS,** a married woman, hereinafter Grantee, whose tax mailing address is 4134 Farmview Drive, Nashville, Tennessee 37218, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

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. 20130826-0089719

VERNON LEMONT CLEMONS, spouse of Grantor, **ROBBIN D. SMITH now known by marriage as ROBBIN D. CLEMONS,** is signing solely for the purpose of releasing spousal rights herein.

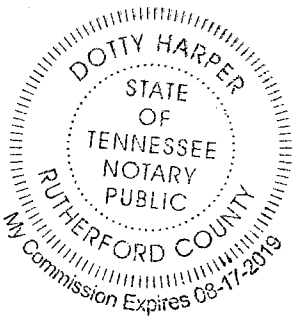
Executed by the undersigned on August 15, 2017:

Vernon Lemont Clemons
VERNON LEMONT CLEMONS

Robbin D. Smith
ROBBIN D. SMITH
now known by marriage as
ROBBIN D. CLEMONS
now known by marriage as
Robbin D. Clemons

STATE OF TENNESSEE
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 15, 2017, by **VERNON LEMONT CLEMONS and ROBBIN D. SMITH now known by marriage as ROBBIN D. CLEMONS,** husband and wife, who are personally known to me or have produced Drivers License ~~as id~~entification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



Dotty Harper
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.

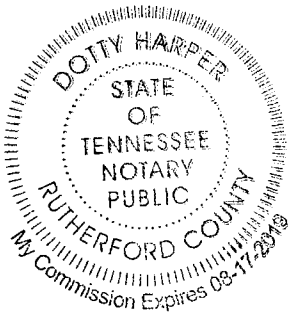
Executed by the undersigned on August 15, 2017:

Robbin D. Clemons
AFFIANT

Robbin D. Clemons
PRINT NAME

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 15, 2017, by Robbin D. Clemons, who is personally known to me or has produced ~~Driver's 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.



Dotty Harper
NOTARY PUBLIC

EXHIBIT "A"
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF FARMVIEW DRIVE, SAID POINT BEING THE COMMON CORNER OF LOTS ONE HUNDRED SIXTY SIX (166) AND ONE HUNDRED SIXTY SEVEN (167); THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHWARDLY 120.1 FEET TO A POINT; THENCE WESTWARDLY 118.9 FEET TO THE EASTERLY MARGIN OF BOBWHITE DRIVE; THENCE WITH THE EASTERLY MARGIN OF SAID BOBWHITE DRIVE SOUTHWARDLY 92.30 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE AROUND SAID CURVE, WHICH HAS A RADIUS OF 25 FEET, 40.31 FEET TO THE NORTHERLY MARGIN OF FARMVIEW DRIVE; THENCE WITH THE NORTHERLY MARGIN OF SAID FARMVIEW DRIVE EASTWARDLY 103.72 FEET TO A POINT OF THE BEGINNING.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

COMMONLY KNOWN AS: 4134 FARMVIEW DRIVE, NASHVILLE, TENNESSEE 37218

PARCEL NUMBER: 059 05 0 169.00

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

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~~ August 22nd, 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

PAULA STACY
NOTARY PUBLIC
COMMISSION EXPIRES FEBRUARY 14, 2021

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

Deed