Davidson County DEEDQC
Recvd: 08/28/17 10:42 7 pgs
Fees:37.00 Taxes:0.00
20170828-0087954

Commitment Number: 22435913
Seller's Loan Number: 2200710330

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:
Suzanne E. A. Smith, 103 GLENDALE GARDEN DRIVE, NASHVILLE, TN 37204

EXEMPT FROM TRANSFER TAX
67-4-409(a)(4) quitclaim deed for $0 consideration

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
145 02 0 096.00

QUITCLAIM DEED

Clinton A. Smith and **Suzanne E. A. Smith**, a married couple, whose mailing address is **103 GLENDALE GARDEN DRIVE, NASHVILLE, TN 37204**, hereinafter grantors, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Suzanne E. A. Smith**, a married woman, hereinafter grantee, whose tax mailing address is **103 GLENDALE GARDEN DRIVE, NASHVILLE, TN 37204**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Being land in the 34th Council District of Davidson County, Tennessee, and being a portion of the land conveyed James A. McKanna, etux as of record in Deed Book 5794, Page 161, R.O.D.C., being generally located on Tyne Boulevard north of Lynmont Drive and being more particularly described as follows: Beginning at an existing iron pin on the northerly right-of-way line of said Tyne Boulevard at the southeasterly corner of Lot 4 Tyne Crest-Section 4 Book 4715, Page 173, R.O.D.C.; Thence, with the lines of said Tyne Crest-Section 4 the following calls: N 49 degrees 45' 42" W a distance of 129.65' to an existing iron pin; N

22 degrees 25' 45" W a distance of 90.30' to an existing iron pin; N 52 degrees 06' 00" W a distance of 134.34' to an existing iron pin on the right-of-way line of Georgetown Court; Thence, along said right-of-way of Georgetown Court with a curve turning to the left with an arc length of 24.88', with a radius of 39.71', with a chord bearing of N 25 degrees 51' 13" W, with a chord length of 24.48' to a set iron pin, Thence, leaving said right-of-way with a severance line through said James A. McKanna, etux the following calls: N 49 degrees 58' 40" E a distance of 62.12' to a set iron pin; N 24 degrees 35' 40" E a distance of 402.50' to a set iron pin on the southerly line of Lot 331 Steven Hills Section 8 as of record in Book 3300, Page 14, R.O.D.C.; Thence with the lines of said Seven Hills Section 8 the following calls: S 86 degrees 38' 21" E a distance of 191.67' to an exiting iron pin; S 89 degrees 51' 09" E a distance of 128.47' to an exiting iron pin; S 09 degrees 06' 15" a distance of 224.95' to an exiting iron pin on the northerly right-of-Way line of Tyne Boulevard; Thence, with said northerly right-of-way line of Tyne Boulevard the following calls: S 18 degrees 05' 49" W a distance of 169.68' to an exiting iron pin; With a curve turning to the right with an arc length of 290.00', with a radius of 694.50', with a chord bearing of S 30 degrees 03' 34" W, with a chord length of 287.90', to an exiting iron pin; which is the point of beginning. Having an area of 217,844 square feet or 5.00 acres more or less.

Being the same parcel conveyed to Clinton A. Smith and Suzanne E. A. Smith from GreenBank, by virtue of a deed dated 6/26/2008, recorded 7/1/2008, as instrument no. 20080701-0068038 county of Davidson, state of Tennessee.
Property Address is: 1400 TYNE BLVD., 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.

Executed by the undersigned on 21 August, 2017:

Clinton A. Smith

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 21 August, 2017 by **Clinton A. Smith** who is personally known to me or has produced OL 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

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

State of Tennessee
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 $ 0.00 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 August, 2017.

CLAUDIA BOYETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

(Seal)

Affiant

Clinton A. Smith
Print Name

Claudia Boyett
Notary Public

My commission expires:
1-4-2021

Claudia Boyett
Print Name

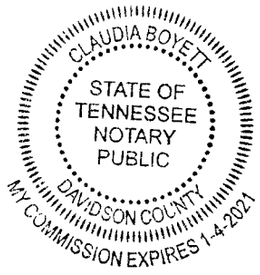
Executed by the undersigned on 21 August 2017

x Suzanne EA Smith
Suzanne E. A. Smith

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 21 August, 2017 by **Suzanne E. A. Smith** who is personally known to me or has produced DL 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.

Claudia Boyett
Notary Public



State of Tennessee
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 $0.00 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 August, 2017.

CLAUDIA BOYETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

(Seal)

x Suzanne E.A. Smith
Affiant

Suzanne E. A. Smith
Print Name

Claudia Boyett
Notary Public

My commission expires:

1-4-2021

Claudia Boyett
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