Davidson County DEEDQC
Recvd: 08/30/17 09:25 4 pgs
Fees:22.00 Taxes:0.00
20170830-0089003

Commitment Number: OS3300-17020086

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Title365/ Recording Department
345 Rouser Rd., Bldg 5, Suite 300, Coraopolis, 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:
Susanne A. Tomlinson, 709 South 12th Street, Nashville, TN 37206-3045

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
094-01-0-173.00

QUITCLAIM DEED

Susanne Andrews, nka Susanne A. Tomlinson, a married woman who acquired title as an unmarried woman, and Robert D. Tomlinson, her spouse, hereinafter grantor, whose tax-mailing address is **709 South 12th Street, Nashville, TN 37206-3045**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Susanne A. Tomlinson, married**, hereinafter grantee, whose tax mailing address is **709 South 12th Street, Nashville, TN 37206-3045**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 192, on the Plan of Payne, Blakemore and Cummings Addition to East Nashville., as shown on plat of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee, further described as follows: Said Lot No. 192 fronts 50-1/4 feet on the Easterly side of South 12th Street and runs back 168.4 feet on the Northerly line and 163 feet on the Southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed from Gary W. Moore and wife Gloria Moore to Susanne Andrews by deed dated June 19, 2006 and recorded June 21, 2006 in Instrument No. 20060621-0074267 of Official Records.
Property Address is: 709 South 12th Street, Nashville, TN 37206-3045

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 August 8, 2017:

Susanne Andrews aka Susanne A Tomlinson

Susanne Andrews nka Susanne A. Tomlinson

Robert D Tomlinson 8-8-17

Robert D. Tomlinson

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Aug 8, 2017 by **Susanne Andrews nka Susanne A. Tomlinson and Robert D. Tomlinson**, who is personally known to me or has produced _____ 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 Com Exp 11/03/20

STATE OF TENNESSEE NOTARY PUBLIC
ANN STATHOS DONNELL
DAVIDSON COUNTY

Valuation Affidavit

I hearby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00

Pat Nikithser

Subscribed and sworn to before me this 16 day of AUGUST , 2017

Notary Public

Commission expires 06/18/2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHANNON MCINTYRE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 18, 2020

TRUE COPY CERTIFICATION

I *Mark Bauwin*, 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, *SHANNON MCINTYRE*, A NOTARY PUBLIC FOR THIS COUNTY ALLEGHENY AND STATE OF PENNSYLVANIA WHO ACKNOWLEDGES THAT, *MARK BAUWIN* PERSONALLY APPEARED AND AFFIRMS THAT THIS CERTIFICATION OF AN ELECTRONIC DOCUMENT IS TRUE AND CORRECT AND WHOSE SIGNATURE I HAVE WITNESSED.

Notary Signature

06/18/2020

Notary Commission Expires

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHANNON MCINTYRE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 18, 2020