Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20170831-0089425

Commitment Number: 22219279

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:
Andrel Coenice Mallone, 2506 Buchanan St., Nashville, TN 37208

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
081-06-0-277.00

QUITCLAIM DEED

Andrel Coenice Wade N/K/A Andrel Coenice Mallone, unmarried, whose mailing address is **2506 Buchanan St., Nashville, TN 37208**, hereinafter grantor, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Andrel Coenice Mallone**, unmarried, hereinafter grantee, whose tax mailing address is **2506 Buchanan St., Nashville, TN 37208**, 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 No. 31 on the Plan of Cumberland Gardens, Section Eight, of record in Plat Book 3300, Page 82, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same parcel conveyed to Andrel Coenice Wade from Tyrone Wade, by virtue of a deed dated 4/10/2017, recorded 4/10/2017, in deed as instrument no. 20170410-0034931 county of Davidson, state of Tennessee.

True Copy Certification

I, Lindsey M. Tyler, 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.

Lindsey M Tyler
Signature

State of PA

County of Allegheny

Personally appeared before me, Lissette Moree a notary public for this county and state, Lindsey M Tyler 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: 5/4/2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Property Address is: 2506 Buchanan St., Nashville, TN 37208

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 August 17, 2017:

Andrel Coenice Wade N/K/A Andrel Coenice Mallone

Andrel Coenice Wade N/K/A Andrel Coenice Mallone

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 17, 2017 by **Andrel Coenice Wade N/K/A Andrel Coenice Mallone** who is personally known to me or has produced Driver's 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
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 08, 2021

Notary Public

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 $ 0 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 17 day of August, 2017.

Andrel Coenice Wade N/K/A Andrel Coenice Mallon
Affiant

Andrel Coenice Wade N/K/A/ Andrel Coenice Mallon
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