Davidson County DEEDQC
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Fees:27.00 Taxes:0.00
20170901-0090239

Commitment Number: 22638785

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:
Kelly K. Donley, 2600 Hillsboro Pike Apt. 251, Nashville, TN 37212

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
117 03 0H 251.00

QUITCLAIM DEED

Timothy G. Donley and Kathleen Donley, (whose mailing address is **395 Stone Buff Lane, Alvaton, KY 42122), husband and wife** and **Kathleen Donley,** (whose mailing address is **2600 Hillsboro Pike Apt. 251, Nashville, TN 37212), single, (parents and daughter)**, whose mailing address is **2600 Hillsboro Pike Apt. 251, Nashville, TN 37212**, hereinafter grantors, for $325,000.00 (Three Hundred Twenty Five Thousand Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Kelly K. Donley, single**, hereinafter grantee, whose tax mailing address is **2600 Hillsboro Pike Apt. 251, Nashville, TN 37212**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee being Unit 251 on the Plan of the Enclave at Hillsboro Village Condominiums, as established under the Master Deed of Record in Instrument No. 20051005-0119789 as amended in Instrument No. 20060210-0016562 and in Instrument No. 20060919-0116052 in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit. Being the same parcel conveyed to Timothy G. Donley and Kathleen Donley, and Kelly Donley from Donald G. Goldman, by virtue of a deed dated 7/30/2009, recorded 7/31/2009, in deed as instrument no. 20090731-0072015 county of Davidson, state of Tennessee.
Property Address is: 2600 Hillsboro Pike Apt. 251, Nashville, TN 37212

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20090731-0072015 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 117 03 0H 251.00

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 Aug. 25, 2017:

Timothy G. Donley

Kathleen Donley

Kelly Donley

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Aug. 25, 2017 by ~~**Timothy G. Donley**~~, ~~**Kathleen Donley**~~ KEC and **Kelly Donley** who are personally known to me or have produced Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20090731-0072015 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 117 03 0H 251.00

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 8-23, 2017:

Timothy G. Donley

Kathleen Donley

Kelly Donley

STATE OF KENTUCKY
COUNTY OF WARREN

The foregoing instrument was acknowledged before me on 8-23, 2017 by **Timothy G. Donley**, **Kathleen Donley** and ~~**Kelly Donley**~~ who are personally known to me or have produced DRIVERS LICENSE as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

RICK SMITH
Notary Public
Kentucky – State at Large
My Commission Expires Feb 6, 2021

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 $ 366,000.00 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 25th day of Aug, 2017.

Kelly Donley
Affiant

Kelly Donley
Print Name

(Seal)

Karen R. Campbell
Notary Public

My commission expires:

Nov. 6, 2017

Karen R. Campbell
Print Name

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

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