Bill Garrett Davidson County
Batch# 2414 DEEDQC
09/19/2017 03:46:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20170919-0096093

Commitment Number: 22713202
Seller's Loan Number: 1501708010592

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:
Alena RAINEY and **Stephen Rainey**, 428 CEDARMONT DRIVE, NASHVILLE, TN 37211

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
162 13 0 131.00

QUITCLAIM DEED

Alena Belfor N/K/A Alena Rainey, and **Stephen Rainey**, a married couple whose mailing address is **428 CEDARMONT DRIVE, NASHVILLE TN, 37211**, hereinafter grantors, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Alena Rainey** and **Stephen Rainey**, wife and husband for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **428 CEDARMONT DRIVE, NASHVILLE, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Being Lot No. 48 on the Plan of Monte Carlo Estates, Section Two-A, of record in book 4955, page 45, Register's Office for Davidson County, Tennessee, to which plan plat reference is hereby made for a more complete description.

Being the same parcel conveyed to Alena Belfor and Stephen Rainey from Ernestine B. Waters and Johnny B. Waters Jr., by virtue of a deed dated 10/2/2015, recorded 10/5/2015,

as instrument no. 20151005-0100824 county of Davidson, state of Tennessee.
Property Address is: 428 CEDARMONT DRIVE, NASHVILLE, TN 37211

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. 21, 2017:

Alena Belfor N/K/A Alena Rainey
Alena Belfor N/K/A Alena Rainey

Stephen Rainey

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Aug. 21, 2017 by **Alena Belfor N/K/A Alena Rainey** and **Stephen Rainey** who are personally known to me or have produced TN 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

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.-Exempt 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 21st day of Aug, 2017.

Alena Rainey
Affiant

Alena Rainey
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

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-Exempt 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 21st day of Aug., 2017.

Affiant

Stephen Rainey
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, David Bagwell, 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.

David Bagwell
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, David Bagwell, 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