Bill Garrett Davidson County
Batch# 11752 DEEDQC
10/11/2017 11:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171011-0104293

Commitment Number: OS3300-17029659

After Recording, Send To:
Title365
345 Rouser Road Bldg. 5
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:
CAROLYN Y. BLAIR-FRENCH and **RONALD A. FRENCH**, 3727 VALLEY RIDGE DR, NASHVILLE, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13307027600

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

CAROLYN Y. BLAIR-FRENCH, married to **RONALD A. FRENCH**, hereinafter grantor, whose tax-mailing address is **3727 VALLEY RIDGE DR, NASHVILLE, TN 37211**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **CAROLYN Y. BLAIR-FRENCH** and **RONALD A. FRENCH,** wife and husband, hereinafter grantees, whose tax mailing address is **3727 VALLEY RIDGE DR, NASHVILLE, TN 37211**, 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. 205 on the Plan of Valley View Meadows, Section 3, as of record in Book 3700, Page 93, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description. Being the same property conveyed from Cathy Jo Graves, unmarried to Carolyn Y. Blair-French, a married person by deed dated October 13, 2004 and recorded October 15, 2004 in Instrument Number 20041015-0124402, of Official Records. APN: 13307027600

Property Address is: 3727 VALLEY RIDGE DR, NASHVILLE, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20041015-0124402 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 13307027600

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 September 19, 2017:

Carolyn Y. Blair-French

CAROLYN Y. BLAIR-FRENCH

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on September 19, 2017 by **CAROLYN Y. BLAIR-FRENCH** who is personally known to me or has produced TN Driver Lic 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.

Ella K Butler
Notary Public
My Commission Expires 09-07-2020

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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