Bill Garrett Davidson County
Batch# 13164 DEEDQC
10/13/2017 11:06:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20171013-0105150

Commitment Number: 17341584

After Recording, Send To:

Boston National Title LLC
129 W Trade Street, 9th Floor
Charlotte NC, 28202

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:
Emily Marshall, 3716 Hilltop Lane, Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 06114016100

QUITCLAIM DEED

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

Emily Marshall and **Marjorie M. Merritt**, heir of Alberta Marshall (deceased) (pursuant to Affidavit of Heirship dated 09/20/2017), hereinafter grantors, whose tax-mailing address is **3716 Hilltop Lane, Nashville, TN 37216**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Emily Marshall**, hereinafter grantee, whose tax mailing address is **3716 Hilltop Lane, Nashville, TN 37216**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 114 on the Map of Craig's Subdivision of the Crownover Property, as of record in Plat Book 894, Page 640 & 641, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof. Said Lot No. 114 fronts 50 feet on the easterly side of Craig Street, now Hilltop Lane, and runs back between parallel lines 140 feet to a dead line. Tax ID:06114016100 Being that parcel of land conveyed to Emily Marshall and Alberta Marshall from Fred R. Bracey and wife, Sheryl G. Bracey by that deed dated 5/14/2003 and recorded 5/20/2003 in deed Instrument

No. 20030520-0068425 of the Davidson County, TN public registry.
Property Address is: 3716 Hilltop Lane, Nashville, TN 37216

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20030520-0068425 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 06114016100

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 30 Sept, 2017:

Emily marshall
Emily Marshall

Marjorie M. Merritt
Marjorie M. Merritt

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 30 Sept, 2017 by **Emily Marshall** and **Marjorie M. Merritt** 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.

Notary Public

DEREK R TRUELOVE
Notary Public
WILSON COUNTY, State of Tennessee
My Commission Expires April.28, 2020

True Copy Certification

I, Amy Carlson, 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 North Carolina

County of Mecklenburg

Personally appeared before me, Natalie T. Fisher, a notary public for this county and state, Amy Carlson 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: March 20, 2019

Notary' Seal (if on paper)

NATALIE T. FISHER
NOTARY
MY
COMMISSION EXPIRES
3/20/2019
PUBLIC
MECKLENBURG COUNTY, NC