Bill Garrett Davidson County
Batch# 15562 DEEDQC
10/19/2017 03:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171019-0107332

Commitment Number: OS3310-17000659

After Recording, Send To:
Title365/ Recording Department
345 Rouser Rd., Bldg 5, Suite 300, 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:
Justin E. Sadler and **Leslie A. Waller**, 122 Dodge Drive Unit A and B, Nashville, TN 37210-5110

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
11903007900

QUITCLAIM DEED

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

Justin Sadler AKA Justin E. Sadler, an unmarried person, hereinafter grantor, whose tax-mailing address is **122 Dodge Drive Unit A and B, Nashville, TN 37210-5110**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Justin E. Sadler**, unmarried man, and **Leslie A. Waller**, unmarried woman, as joint tenants, hereinafter grantees, whose tax mailing address is **122 Dodge Drive Unit A and B, Nashville, TN 37210-5110**, 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: Tract One: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 55 on the Plan of Crescent Heights, of record in Book 2331, Page 106, Register's Office for said County. Said Lot No. 55 fronts 88 feet on the Northeast side of Dodge Drive and runs back between lines 335.1 feet on the Northwesterly line, 338.9 feet on the Southeasterly line to a dead line in the rear measuring 88 feet thereon. Tract Two: The following described land in the 2nd Civil District of Davidson County, Tennessee: Being the Southwest part of Lot No. 54 on the plan of Crescent

Heights, of record in Book 2331, Page 106, in the Register's Office of Davidson County, Tennessee. Beginning at a point in the Northeast margin of Dodge Drive and runs with the line between Lots No. 54 and 55, said subdivision, in a Northeast direction 75.29 feet to a point; thence South 17 degrees, 20 minutes East, 85 feet to a point in the line between Lots No. 54 and 53, said subdivision; thence with said line in a Southwest direction 45.3 feet to a point in the Northeast margin of Dodge Drive; thence with said margin in a Northwest direction 80 feet to the point of beginning, containing 4.823.6 square feet, more or less, and being a part of the same land conveyed to the State of Tennessee for the use and benefit of the Department of Highways and Public Works by deed from James Verdie Andrews, Jr. and wife, of record in Book 3316, Page 475, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed from Annie T. Mansfield also known as Annie Mansfield and Annie L. Mansfield, unmarried to Justin Sadler, a single person by deed dated August 30, 2013 and recorded September 12, 2013 in Instrument No. 20130912-0096492 of official records. APN: 11903007900

Property Address is: 122 Dodge Drive Unit A and B, Nashville, TN 37210-5110

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20130912-0096492 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 11903007900

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 October 16 2017:

Justin Sadler AKA Justin E. Sadler

Justin Sadler AKA Justin E. Sadler

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 16, 2017 by **Justin Sadler AKA Justin E. Sadler** 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