Bill Garrett Davidson County
Batch# 19705 DEEDQC
10/31/2017 11:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20171031-0111479

Commitment Number: 22811313

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:
Jonathan Dill and **Elizabeth Dill**, 1235 McAlpine Ave., Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
061-16-0-015

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Jonathan Dill and **Elizabeth Ortegel, N/K/A Elizabeth Dill, husband and wife**, whose mailing address is **1235 McAlpine Ave., Nashville, TN 37216**, hereinafter grantors, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Jonathan Dill** and **Elizabeth Dill, husband and wife**, as joint tenants with the right of survivorship, hereinafter grantees, whose tax mailing address is **1235 McAlpine Ave., Nashville, TN 37216**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot No. 12, on the Map of Chappell Subdivision of the Monte Vista Plan, of record in Plat Book 421, Page 143, said Register's Office, to which reference is hereby made for a more complete and accurate description, and described according to a survey dated January 17, 1940, by Blanchard and Parrish, Engineers. Said Lot No. 12 fronts 50 feet on the North margin of McAlpine Avenue and extends back 170 feet to a line. Being the same parcel conveyed to Jonathan Dill and Elizabeth Ortegel from Sharon Holt, by virtue of a Deed Dated 9/13/2013, Recorded 9/19/2013, in Deed as Instrument No. 20130919-0098956, County of Davidson, State of Tennessee. Assessor's Parcel No: 061-

16-0-015
Property Address is: 1235 McAlpine Ave., Nashville, TN 37216

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20130919-0098956 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 061-16-0-015

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 October 9, 2017:

Jonathan Dill

Jonathan Dill

Elizabeth Ortegel N/K/A Elizabeth Dill

Elizabeth Ortegel, N/K/A Elizabeth Dill

STATE OF Tennessee
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me on October 9, 2017 by **Jonathan Dill** and **Elizabeth Ortegel, N/K/A Elizabeth Dill** who are personally known to me or have produced TN DL 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.

Carrie Meredith
Notary Public

CARRIE MEREDITH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Commission expires
7-12-2021

State of Tennessee
County of Montgomery

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 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 9th day of October, 2017.

Affiant

Jonathan Dill
Print Name

(Seal)

Carrie Meredith
Notary Public

My commission expires:

7-12-2021

Carrie Meredith
Print Name

CARRIE MEREDITH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Certification

I, Lindsey M. Tyler, 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.

Lindsey M Tyler
Signature

State of PA

County of Allegheny

Personally appeared before me, Lissette Moree a notary public for this county and state, Lindsey M Tyler 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: 5/4/2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES