Bill Garrett Davidson County
Batch# 23234 DEEDQC
11/07/2017 12:04:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20171107-0114571

Commitment Number: OS3300-17029407

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:
RYAN W. OGLETREE and **JENNIFER P. OGLETREE**, 7347 ALTHORP WAY NASHVILE, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 173090A04100CO

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4)

Ryan Ogletree and **Jennifer Provost NKA Jennifer P. Ogletree**, husband and wife, hereinafter grantors, whose tax-mailing address is **7347 ALTHORP WAY NASHVILE, TN 37211**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **RYAN W. OGLETREE** and **JENNIFER P. OGLETREE**, husband and wife, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **7347 ALTHORP WAY NASHVILE, 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. 39 on the Plan of Revision One, Section Two, Lenox Village of record in Doc No. 20020731-0091872, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof. Being the same property conveyed from Kristin Bollinger (fka Kristin Ann Hoevel aka Kristin Hoevel) to Ryan Ogletree and Jennifer Provost, joint

tenants with right of survivorship by deed dated January 30, 2015 and recorded February 18, 2015 in Instrument Number 20150218-0013747, of Official Records. APN: 173090A04100CO Property Address is: 7347 ALTHORP WAY NASHVILE, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 2015218-13747 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 173090A04100CO

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 9/25/, 2017

Ryan Ogletree

Jennifer Provost NKA Jennifer P Ogletree

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 9/25/, 2017 by **Ryan Ogletree** and **Jennifer Provost NKA Jennifer P Ogletree** who are personally known to me or have produced Driver 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

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires
05/20/2020

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Pennsylvania
County of Allegheny

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 $0.00 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 13th day of October, 2017.

Affiant

Tara Lindermuth
Print Name

(Seal)

Notary Public

My commission expires:
06/18/2020

Shannon McIntyre
Print Name

CTIC# _____

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHANNON MCINTYRE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 18, 2020

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