Bill Garrett Davidson County
Batch# 29010 DEEDQC
11/22/2017 09:57:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20171122-0119900

Commitment Number: OS3300-17030574

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:
Lisa Slinger, 3912 Trimble Road, Nashville, TN 37215

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 13007008800

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(3)(E): pursuant to divorce decree

This deed acknowledges full compliance with all of the terms and conditions and any property settlement agreement related to the final decree in Davidson County District Court, Case Number: 15D-353 relating to subject premises. Grantor, Jack L Slinger, acknowledges that no money or other consideration is owed to Grantor Jack L. Singer for this real property.

Jack L. Slinger and **Lisa J. Slinger**, who took title as husband and wife, and are now divorced from each other, hereinafter grantors, whose tax-mailing address is **3912 Trimble Road, Nashville, TN 37215**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Lisa Slinger**, an unmarried woman, hereinafter grantee, whose tax mailing address is **3912 Trimble Road, Nashville, TN 37215**, 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 part of Lots Nos. 209, 210, 217 and 218, on the Plan of Royal Oaks Land Company's Subdivision, as of record in Book 421, pages 102 and 103, Register's Office for said County, and described according to an unregistered plan of said subdivision made by W. B.

Southgate, Surveyor, as follows: Beginning at a point in the northerly margin of Trimble Road at a point 43 feet 3 inches east of the line between Lots Nos. 217 and 210, being the southwest corner of part of Lots 217 and 218 conveyed to Joe Lloyd McAdams and wife, by deed from Royal Oaks Land Company; thence north along the line of the McAdams lot, 237 feet 3 inches to an iron pin in the dividing line between Lots Nos. 209 and 218; being an inner corner of the McAdams lot; thence South 35 degrees 30 minutes West 33 feet 1 inch to an iron pin; thence southerly 250 feet, more or less, to an iron pin in the northerly margin of Trimble Road; thence easterly along the northerly margin of said road 93 feet 3 inches to the beginning. Also, Land in Davidson County, Tennessee, being part of Lots Nos. 209 and 210 on the Plan of a part of the Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, described as follows: Beginning at an iron stake in the northerly margin of Trimble Road (formerly 9th Street), 250 feet easterly from the easterly margin of Lynwood Blvd., 250 feet to an iron stake; thence eastwardly 100 feet to an iron stake; thence southwardly and parallel to said Lynwood Boulevard, 250 feet to a stake in the northerly margin of Trimble Road; thence with the northerly margin of Trimble Road, 100 feet to the beginning. Being the same property conveyed from Ken Luton and wife, Peggy A. Luton to Jack L. Slinger and wife, Lisa J. Slinger by deed dated September 17, 2003 and recorded September 18, 2003 in Instrument Number 20030918-0138083, of official records.
APN: 13007008800
Property Address is: 3912 Trimble Road, Nashville, TN 37215

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20030918-0138083 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 13007008800

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 Oct 20, 2017.

Jack L. Slinger

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 20, 2017 by **Jack L. Slinger** 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.

Notary Public 9-10-18

CHRISTOPHER T SMITH DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

Executed by the undersigned on October 23, 2017:

Lisa J. Slinger

Lisa J. Slinger

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 23, 2017 by **Lisa J. Slinger** who are personally known to me or have produced TN Driver Lic. 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.

Ella K. Butler
Notary Public
Commission Expires: 9/07/2020

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

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 $1.00 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 07 day of November, 2017.

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

(Seal)

Tara Lindenmuth
Affiant

Tara Lindenmuth
Print Name

Shannon McIntyre
Notary Public

My commission expires:
06/18/2020

Shannon McIntyre
Print Name

CTIC# _____

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