Bill Garrett Davidson County
Batch# 39025 DEEDQC
12/19/2017 08:31:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20171219-0128957

Commitment Number: 22842664

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:
Anita D. Edmondson, 2735 Old Matthews Road, Nashville, TN 37207

EXEMPT FROM TRANSFER TAX
67-4-409(4) quitclaim deed for $0 consideration

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
060-09-0-008-00

QUITCLAIM DEED

Anita D. Edmondson, unmarried, and **Chrys Smith FKA Chrysanthemum Edmondson, unmarried**, whose mailing address is **2735 Old Matthews Road, Nashville, TN 37207**, hereinafter grantors, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Anita D. Edmondson, an Unmarried Woman**, hereinafter grantee, whose tax mailing address is **2735 Old Matthews Road, Nashville, TN 37207**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Being Lot No. 261, on the Plan of Trinity Hills Village, Section 2, First Addition, of record in Plat Book 4460, Page 45, Register's Office for Davidson County, Tennessee.

Being the same parcel conveyed to Anita D. Edmondson and Chrysanthemum Edmondson from Willie B. Nunnery and Bennie E. Nunnery, by virtue of a deed dated 8/24/1978, recorded 8/28/1978, in deed book 5330, page 176, as instrument no. E85180 county of Davidson, state of Tennessee.
Property Address is: 2735 Old Matthews Road, Nashville, TN 37207

DERIVATION CLAUSE

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 Nov. 2, 2017:

Anita D. Edmondson

Anita D. Edmondson

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Nov. 2, 2017 by **Anita D. Edmondson** who is personally known to me or has produced License 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.

Jana Drury
Notary Public

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Comm. Expires
January 29, 2020

Executed by the undersigned on Oct 18th 2017

Chrys Smith FKA Chrysanthemum Edmondson

Chrys Smith FKA Chrysanthemum Edmondson

STATE OF TN
COUNTY OF Bradley

The foregoing instrument was acknowledged before me on October 18, 2017 by **Chrys Smith FKA Chrysanthemum Edmondson** who is personally known to me or has produced DL 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.

Commission expires
6/19/18

Sheryl J Phillips
Notary Public

SHERYL J PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

State of TN
County of Bradley

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 18 day of October, 2017.

Chrys Smith FKA Chrysanthemum Smith
Affiant

Chrys Smith FKA Chrysanthemum Smith
Print Name

SHERYL J PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

(Seal)

Sheryl J Phillips
Notary Public

My commission expires: 6/19/18

Sheryl J Phillips
Print Name

State of TN
County of Davidson

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 2 day of Nov., 2017.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

(Seal) My Comm. Expires January 29, 2020

Anita D. Edmondson
Affiant

ANITA D. EDMONDSON
Print Name

Jana Drury
Notary Public

My commission expires:

01-29-20

Jana Drury
Print Name

True Copy Certification

I, Jaime L. Petrosky, 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.

Jaime L. Petrosky
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Jaime L. Petrosky, 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: 4-27-2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES