Bill Garrett Davidson County
Batch# 39836 DEEDQC
12/20/2017 10:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20171220-0129498

Commitment Number: OS3300-17034489

After Recording, Send To:
Title 365
345 Rouser Road
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:
Alysha E. Lessor and **Patrick A. Lessor**, 1011 Woodbury Falls Drive, Nashville, TN 37221-1418

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 128120C11000CO

QUITCLAIM DEED

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

Alysha E. Hartman NKA Alysha E. Lessor, married, hereinafter grantor, whose tax-mailing address is **28236 Sycamore Dr., Santa Clarita, CA 91350**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Alysha E. Lessor** and **Patrick A. Lessor**, as husband and wife, hereinafter grantees, whose tax mailing address is **28236 Sycamore Dr., Santa Clarita, CA 91350**, 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: The following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit: Land in Davidson County, Tennessee, being Unit 1011, Woodbury Townhomes, Phase 1 Planned Unit Development, as shown on plat of record in Instrument No. 20050216-0017693, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. And being the same property conveyed from

Marquis Homes, LLC., a limited liability company, the Grantor(s), to Alysha E. Hartman, an unmarried individual, the Grantee(s), by virtue of Deed dated 04/26/2007, and recorded 05/02/2007; Instrument No. 20070502-0052417 among the aforesaid Land Records. APN: 128120C11000CO
Property Address is: 1011 Woodbury Falls Drive, Nashville, TN 37221-1418

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20070502-0052417 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 128120C11000CO

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 10/30, 2017:

Alysha E Hartman NKA Alysha E Lessor

Alysha E. Hartman NKA Alysha E. Lessor

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 2017 by **Alysha E. Hartman NKA Alysha E. Lessor** who is personally known to me or has produced _____ 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.

_____
Notary Public

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On Oct 30, 2017 before me, Maria Brenton, Notary Public, personally appeared

Alysha E. Hartman **KNA Alysha E. Lessor** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MARIA BRENTON
Notary Public - California
Los Angeles County
Commission # 2213905
My Comm Expires Oct 10, 2021

Maria Brenton
Signature of Notary Public

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

_____
(Title or description of attached document)

_____
(Title or description of attached document continued)

Number of Pages _____ Document Date _____

_____
(additional information)

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