Bill Garrett Davidson County
Batch# 49032 DEEDQC
01/18/2018 04:12:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180118-0005539

Commitment Number: 22866053

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:
Cynthia R. Tremblay, 7431 Bridle Drive, Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
091 11 0 196.00

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.

Claudia Tremblay, an unmarried woman, (whose mailing address is **17032 Budowski Road, Brooksville, FL 34614)** and **Cynthia R. Tremblay**, an unmarried woman, (and is the sister of Claudia Tremblay), (whose mailing address is **7431 Bridle Drive, Nashville, TN 37221),** hereinafter grantors, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Cynthia R. Tremblay**, an unmarried woman, hereinafter grantee, whose tax mailing address is **7431 Bridle Drive, Nashville, TN 37221**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described property: Land in Davidson County, Tennessee, Being part of Lots No. 1221, 1223 and 1225 of Block 189, extension of Plan No. 1, West Nashville, of record in Book 57, Page 173, Register's Office for said County, described according to a copy of a survey thereof made by Stephen A. Draper, Surveyor, dated May 28, 1962 as follows: Beginning on the North Margin of Georgia Avenue, at a point 66 feet west of the common corner of Lots No. 1215 and 1217; thence west along said avenue, 45.6 feet to a point in the west line of the abandoned Richard Creek extension to the west Nashville Branch of the N.C.

and St. L. Railroad; said point being 18.95 feet East of the Easterly margin of Morrow Road; thence leaving Georgia Avenue in a Northerly Direction 152.3 feet to a point in the south margin of a 25 foot Alley, said point being 13 feet east of the east margin of Morrow Road; thence east with said Alley, 50.6 feet to a point 94 feet west of the common corner of Lots No. 1215 and 1217; thence in a Southerly direction 152.3 feet to the point of beginning. Being the same parcel conveyed to Claudia Tremblay and Cynthia R. Tremblay from Claudia Tremblay, by virtue of a deed dated 8/23/2017, recorded 8/31/2017, as instrument no. 20170831-0089518 county of Davidson, state of Tennessee. Assessor's Parcel No: 091 11 0 196.00
Property Address is: 5310 Georgia Ave, Nashville TN 37209

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20170831-0089518 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 091 11 0 196.00

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 18 OCT, 2017:

Claudia Tremblay

Claudia Tremblay
STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me on 18, OCT, 2017 by **Claudia Tremblay** who is personally known to me or has produced FL DR LIC 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.

Vivian M McBride
Notary Public

VIVIAN MCBRIDE
Notary Public - State of Florida
Commission # FF 121768
My Comm. Expires Sep 8, 2018
Bonded through National Notary Assn.

Executed by the undersigned on 18 Oct, 2017:

Cynthia R. Tremblay

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me on 18 Oct, 2017 by **Cynthia R. Tremblay** who is personally known to me or has produced FLDL 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

Vivian McBride

VIVIAN MCBRIDE
Notary Public - State of Florida
Commission # FF 121768
My Comm. Expires Sep 8, 2018
Bonded through National Notary Assn.

State of FLORIDA
County of HERNANDO

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 $ exempt 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 OCT, 20 17.

Affiant

Cynthia R Tremblay
Print Name

(Seal)

Notary Public

My commission expires:

8, Sept 2018

Vivian McBride
Print Name

True Copy Certification

I, Jeanetta Harper, 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.

Jeanetta Harper
Signature

State of PA

County of Beaver

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification] *Jeanetta Harper 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