Bill Garrett Davidson County
Batch# 55160 DEEDQC
02/05/2018 02:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180205-0011607

Commitment Number: OS3300-18000216

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:
GOLDIE B. WATKINS, 2003 BRITT PLACE, NASHVILLE, TN 37208

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
092-07-0-181.00

QUITCLAIM DEED

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

GOLDIE B. WATKINS who acquired title as GOLDIE B. HAYFORD, hereinafter grantor, whose tax-mailing address is **2003 BRITT PLACE, NASHVILLE, TN 37208**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **GOLDIE B. WATKINS**, an unmarried woman, hereinafter grantee, whose tax mailing address is **2003 BRITT PLACE, NASHVILLE, TN 37208**, 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: Being Lot No. 1, on the plan of Canby Court Subdivision, as the same appears of record in Book 8250, Page 757, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description. Being the same property conveyed from Sydney Hayford to Goldie B. Hayford by deed dated June 10, 2011 and recorded June 21, 2011 in Instrument # 20110621-0047352. APN: 092-07-0-181.00
Property Address is: 2003 BRITT PLACE, NASHVILLE, TN 37208

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Quitclaim Deed recorded at 20110621-0047352 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 092-07-0-181.00

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 Jan. 25, 2018:
Goldie Watkins who acquired title as
Goldie B. Hayford

GOLDIE B. WATKINS who acquired title as GOLDIE B. HAYFORD

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Jan. 25, 2018 by **GOLDIE B. WATKINS who acquired title as GOLDIE B. HAYFORD** who is personally known to me or has produced driver's 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.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

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