Bill Garrett Davidson County
Batch# 58002 DEEDQC
02/12/2018 03:10:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20180212-0013983

Commitment Number: OS3300-17036163

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:
LIZABETH FRAN HERNDON and **JEFFREY C. MADDOX.** 2125 Belmont Boulevard, Nashville, TN 37212

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
104-16-0-094.00

QUITCLAIM DEED

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

Lizabeth Fran Herndon who erroneously acquired title as Lisabeth Fran Herndon and **Jeffrey C. Maddox**, hereinafter grantors, whose tax-mailing address is **2125 Belmont Boulevard, Nashville, TN 37212**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **LIZABETH FRAN HERNDON** and **JEFFREY C. MADDOX**, hereinafter grantees, whose tax mailing address is **2125 Belmont Boulevard, Nashville, TN 37212**, 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: A certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit: Being the Southeasterly portion of Lot No. 145 on the Belmont Land Company's Plan called Belmont Heights of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee, described according to a survey made by John Kohl, III, Registered Land Surveyor, Tennessee No. 100, dated January 20, 1978, Job No. W2-18236-E, as follows: Beginning in the Southwesterly margin of Belmont Boulevard at the front common corner of Lots 145-146 on the said Plan; thence

with the Southwesterly margin of Belmont Boulevard Northwesterly 53.0 feet to the Southwesterly front corner of Belmont Boulevard of the property conveyed to Tamworth Properties, Inc., by Deed from Joe Davis, unmarried, of record in Book 3963, Page 531, said Register's Office; thence with the Southeasterly line of said Tamworth Properties' property Southwestwardly 179.2 feet to he Northeasterly margin of a 15-foot alley; thence with the Northeasterly margin of said alley Southeastwardly 53.0 feet, more or less, to the rear common corner of said Lots Nos. 145 and 146; thence with the line between said Lot 145 and 146 Northeastwardly 175.0 feet to the point of beginning.
APN: 104-16-0-094.00
Property Address is: 2125 Belmont Boulevard, Nashville, TN 37212

DERIVATION CLAUSE

Being the same property conveyed from Roberta Ciuffo, married to Lisabeth Fran Herndon and Jeffrey C. Maddox as joint tenants with rights of survivorship by deed dated December 8, 2004 and recorded December 14, 2004 in Instrument Number 20041214-0148397 of Official Records.

Parcel ID: 104-16-0-094.00

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. 4th, 2018:

Lizabeth Fran Herndon who erroneously acquired title as Lisabeth Fran Herndon

Lizabeth Fran Herndon who erroneously acquired title as Lisabeth Fran Herndon

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 1-4-2018, ~~2017~~ by **Lizabeth Fran Herndon who erroneously acquired title as Lisabeth Fran Herndon** who are personally known to me or have produced 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

My Commission Expires 10/7/2019

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Executed by the undersigned on 1/6/18, ~~2017~~.

Jeffrey C. Maddox

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 1-6-2018 ~~2017~~ by **Jeffrey C. Maddox** who are personally known to me or have produced 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

My Commission Expires 10/7/2019

KERRY MAJORS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Maximum principal indebtedness for Tennessee recording tax purposes is 0.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of PA
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 $0 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 January, 2018.

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

Affiant

Reso Conner
Print Name

(Seal)

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