Bill Garrett Davidson County
Batch# 59905 DEEDQC
02/16/2018 11:41:30 AM 6 pgs
Fees: $33.00 Taxes: $251.60
20180216-0015288

Commitment Number: 17NL48315

After Recording, Return To:
~~Nations Lending Services~~ WWR
9801 Legler Road
Lenexa, KS 66219

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:
Heather Nicole Smith k/n/a Heather Nicole Hanson and James Hanson, wife and husband, 59 Valeria Street, Nashville, TN 37210

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 11906011600

Record 2nd
18WR035599

QUITCLAIM DEED

Paula Jean Smith, a single person, Amanda Leigh Smith k/n/a Amada Leigh Allmon and Kevin Allmon, wife and husband, hereinafter grantors, whose tax-mailing address is **1412 Wildlife Trail, Kingston Springs, TN 37082**, for $68,000.00 (Sixty Eight Thousand Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Heather Hanson and James Hanson, wife and husband**, hereinafter grantee, whose tax mailing address is **59 Valeria Street, Nashville, TN 37210**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING DESCRIBED TRACT OF LAND: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 200 ON THE MAP OF STERLING HEIGHTS, SECTION 5, AS OF RECORD IN BOOK 1835, PAGE 37, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 200 FRONTS 75 FEET ON THE SOUTH SIDE OF VALERIA STREET AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO A DEAD LINE. BEING THE SAME PREMISES AS CONVEYED IN DEED FROM MITCHELL J. SMITH RECORDED 09/25/1985 IN DOCUMENT NUMBER 38995,

BOOK 6664, PAGE 165 IN SAID COUNTY AND STATE. COMMONLY KNOWN AS: 59 VALERIA ST, NASHVILLE, TN, 37210

Property Address is: 59 Valeria Street, Nashville, TN 37210

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Book 6664, Page 165 in the Register's Office of Davidson County, Tennessee.

Parcel ID:

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 2/2/18, 2017:

Paula Jean Smith

Paula Jean Smith

Amanda Leigh Smith k/n/a Amada Leigh Allmon

Kevin Allmon

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 2/2/2018, ~~2017~~ by **Paula Jean Smith,** who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person(s) have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

GAIL L. FARLEY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Gail L. Farley
Notary Public

Expiration date of commission is July 27, 2021

BOOK 6664, PAGE 165 IN SAID COUNTY AND STATE. COMMONLY KNOWN AS: 59 VALERIA ST, NASHVILLE, TN, 37210

Property Address is: 59 Valeria Street, Nashville, TN 37210

DERIVATION CLAUSE

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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 February 10 2017:

Paula Jean Smith

Amanda Leigh Allmon

Amanda Leigh Smith k/n/a Amada Leigh Allmon

Kevin Allmon

STATE OF Tennessee
COUNTY OF Madison

The foregoing instrument was acknowledged before me on February 10, 2017 by **Paula Jean Smith,** who is personally known to me or has produced ~~D~~ _____ as identification, and furthermore, the aforementioned person(s) have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

See next

STATE OF Tennessee
COUNTY OF Madison

The foregoing instrument was acknowledged before me on February 10, 2017 by **Amanda Leigh Smith k/n/a Amada Leigh Allmon** and **Kevin Allmon,** who is personally known to me or have produced TN DLicenses 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

Commission Expiration Date 12/22/2021

NOAH REED BASKIN
State of Tennessee Notary Public
MADISON COUNTY

STATE OF KANSAS
COUNTY OF JOHNSON

The actual consideration for this transfer is $68,000.00.

Rosie Wheeler

Affiant Rosie Wheeler

Subscribed and sworn to before me, this the 14th **Day of** Feb **20** 18.

Notary

JUSTIN CADDEL
Notary Public, State of Kansas
My Appointment Expires
7/30/2019

Derivation Clause

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Book _201802160015287_ in the Register's Office of Davidson County, Tenessee.

TRUE COPY CERTIFICATION

I, Sherry A. Simon, 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.

Sherry A. Simon

Signature

State of Kansas

County of Johnson

Personally appeared before me, Justin Caddel, a notary public for this county and state, Sherry A. Simon, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Justin Caddel

Notary's Signature

My Commission Expires: 9/30/2019

JUSTIN CADDEL
Notary Public, State of Kansas
My Appointment Expires
9/30/2019

Notary's Seal (if on paper)