Bill Garrett Davidson County
Batch# 62011 DEEDQC
02/23/2018 12:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180223-0017397

Commitment Number: OS3300-18000818

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:
NANCI SPINKS and **DANA H. SPINKS**, 1504 CLOVER COURT, HERMITAGE, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
087-02-0-024.00

QUITCLAIM DEED

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

NANCI SPINKS, hereinafter grantor, whose tax-mailing address is **1504 CLOVER COURT, HERMITAGE, TN 37076**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **NANCI SPINKS** and **DANA H. SPINKS**, husband and wife, hereinafter grantees, whose tax mailing address is **1504 CLOVER COURT, HERMITAGE, TN 37076**, 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 HERMITAGE, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of New Hope Meadows, Phase I, First Revision, of record in Book 6900, Page 653, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Being the same property conveyed from Dana Spinks to Nanci Spinks by deed dated February 24, 2000 and recorded March 2, 2000 in Instrument # 200003020020380. APN: 087-02-0-024.00
Property Address is: 1504 CLOVER COURT, HERMITAGE, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Quit Claim Deed recorded at 200003020020380 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 087-02-0-024.00

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 1 Feb, , 2018:

Nanci Spinks

NANCI SPINKS

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 1 February 2018 by **NANCI SPINKS** who is personally known to me or has produced TN Driver 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.

Richard W. Ring
Notary Public

My Commission Expires: 08-30-2021

RICHARD W. RING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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