Bill Garrett Davidson County
Batch# 72457 DEEDQC
03/22/2018 04:08:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180322-0027301

File Number: OS3300-18003607

After Recording, Send To:

Title365
345 Rouser Road Bldg. 5
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:
Christopher Ross Anderson and **Janice Anderson**, 4795 TRENTON DRIVE, HERMITAGE, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
075-04-0-221.00

QUITCLAIM DEED

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

Christopher Ross Anderson and **Janice Anderson who acquired title as Janice Thomas**, who took title as single, now married, hereinafter grantors, whose tax-mailing address is **4795 TRENTON DRIVE, HERMITAGE, TN 37076**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Christopher Ross Anderson** and **Janice Anderson**, husband and wife, hereinafter grantees, whose tax mailing address is **4795 TRENTON DRIVE, 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: Being all of Lot No. 495, on the plan of Tulip Grove Subdivision, Section 9, of record in Plat Book 4675, Page 135, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said lot.
Being the same property conveyed from Christopher Ross Anderson, a single man to

Christopher Ross Anderson, a single man and Janice Thomas, a single woman, tenants in common by deed dated May 25, 2011 and recorded June 7, 2011 as Instrument # 20110607-0043555, of official records.
APN: 075-04-0-221.00
Property Address is: 4795 TRENTON DRIVE, HERMITAGE, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Quitclaim Deed recorded at 20110607-0043555 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 075-04-0-221.00

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 Feb. 27, 2018:

Christopher Ross Anderson

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb. 27, 2018 by **Christopher Ross Anderson** who are personally known to me or have produced driver's license 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

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

Executed by the undersigned on Feb. 27, 2018:

Janice Anderson who acquired title as Janice Thomas
Janice Anderson who acquired title
as Janice Thomas

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb. 27, 2018 by **Janice Anderson who acquired title as Janice Thomas** who are personally known to me or have produced driver's license 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.

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