Bill Garrett Davidson County
Batch# 73786 DEEDQC
03/27/2018 02:31:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180327-0028649

Commitment Number: 23371426

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, 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:**
**Darius J. Norman** and **LaDeshia H. Norman**, 1625 B Cahal Avenue, Nashville, TN 37206

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**072 14 0O 008.00**

## QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

**Darius L Washington, N/K/A Darius J. Norman** and **Ladeshia H Washington, N/K/A LaDeshia H. Norman, husband and wife**, whose mailing address is **1625 B Cahal Avenue, Nashville, TN 37206**, hereinafter grantors, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant, quitclaims to **Darius J. Norman** and **LaDeshia H. Norman, husband and wife**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **1625 B Cahal Avenue, Nashville, TN 37206**, the following real property:

**Being a certain private element unit situated in Davidson County, Tennessee, and further known as Unit 1625 B, on the plan of Cahal Cottages, a horizontal property regime with private elements, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the declaration of Covenants, Conditions and Restrictions for Cahal Cottages, of record in Instrument No. 20140520-0043455; as amended in Instrument No. 20140521-0043830; Instrument No. 20140521-0043831; Instrument No. 20140521-0043832; Instrument No. 20140521-0043833; and in Instrument**

**No. 20150511-0042645, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units, property, co-owners and Tenants of Cahal Cottages provided in said Declaration, together with the By-Laws appended thereto, the plat filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit. Being the same parcel conveyed to Darius L Washington and Ladeshia H Washington from Abby L Story and Bradley Norville, by virtue of a deed dated 6/30/2017, recorded 7/7/2017, as instrument no. 20170707-0068460 county of Davidson, state of Tennessee. Assessor's Parcel No: 072 14 0O 008.00**
**Property Address is: 1625 B Cahal Avenue, Nashville, TN 37206**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20170707-0068460 in the Register's Office of Anderson County, Tennessee.

Parcel ID: 072 14 0O 008.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, 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.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on FEBRUARY 23, 2018:

Darius L Washington NKA Darius L Norman

**Darius L Washington, N/K/A Darius J. Norman**

Ladeshia H. Washington NKA LD H Norman

**Ladeshia H Washington, N/K/A LaDeshia H. Norman**

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb. 23, 2018 by **Darius L Washington, N/K/A Darius J. Norman** and **Ladeshia H Washington,, N/K/A LaDeshia H. Norman** who are personally known to me or have produced drivers 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

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-2021

State of Tenn.
County of Davidson

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 23 day of Feb., 2018.

Darius L. Norman
LaDeshia H. Norman
Affiant

DARIUS J. NORMAN
LaDeshia H. Norman
Print Name

(Seal)

Notary Public

My commission expires:
3-8-2021

Gloria M. Jackson
Print Name

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# True Copy Certification

I, Jaime L. Petrosky, 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.

Jaime L. Petrosky
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Jaime L. Petrosky, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-27-2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES