Bill Garrett Davidson County
Batch# 79875 DEEDQC
04/11/2018 03:40:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20180411-0034259

Commitment Number: 23233469

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:
Kevin W. Hill and **Barbara Hill**, 1937 NASHBORO BLVD, NASHVILLE, TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
135-12-0C-031.00-C

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.

Kevin W. Hill, married, whose mailing address is **1937 NASHBORO BLVD, NASHVILLE, TN 37217**, and **Robin W. Hill**, unmarried, whose mailing address is **2846 Harvest Hill Dr, Grapevine, TX 76051**, a formerly married couple who are now divorced pursuant to the Final Decree of Divorce filed in Wilson County, Tennessee in Case No. 2009-DV-92, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Kevin W. Hill** and **Barbara Hill**, a married couple, hereinafter grantees, whose tax mailing address is **1937 NASHBORO BLVD, NASHVILLE, TN 37217**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Situated in the City of Nashville, County of Davidson and State of Tennessee. Being Lot 31, as shown on, on the Plan of a Horizontal Property Regime Plat, Nashboro Village Tract 13 of record in Instrument Number 20021230-0161681, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description. Being the same parcel conveyed to Kevin W. Hill and Robin W. Hill from NVR,

Inc., a Virginia Corporation T/A Ryan Homes, by virtue of a deed dated 04/02/2004, recorded 04/05/2004, in deed book , page , as instrument no. 20040405-0038200 county of Davidson, state of TN. Assessor's Parcel No: 135-12-0C-031.00-C
Property Address is: 1937 NASHBORO BLVD, NASHVILLE, TN 37217

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed at Instrument No. 20040405-0038200 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 135-12-0C-031.00-C

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 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 7 March, 2018:

Kevin W. Hill

STATE OF Kentucky
COUNTY OF Laurel

The foregoing instrument was acknowledged before me on 7 March, 2018 by **Kevin W. Hill** who is personally known to me or has produced TN Driver's License 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.

Notary Public

THOMAS D. BROWN
Notary Public
Kentucky - State at Large
My Commission Expires Feb 2, 2019

Executed by the undersigned on 3-8, 2018:

Robin W. Hill

Robin W. Hill

STATE OF TX

COUNTY OF TARRANT

The foregoing instrument was acknowledged before me on March 8th, 2018 by **Robin W. Hill** who is personally known to me or has produced TDL 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.

Notary Public Terry King

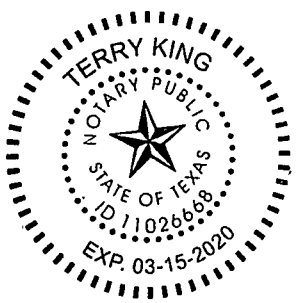
TERRY KING NOTARY PUBLIC STATE OF TEXAS ID 11026668 EXP. 03-15-2020

State of TX
County of Tarrant.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ Ø.

Subscribed and sworn to before me

This 8th day of March, 2018.



(Seal)

Robin W. Hill
Affiant

Robin W. Hill
Print Name

Notary Public

My commission expires:

Terry King
Print Name

State of Kentucky
County of Laurel

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0 .

Subscribed and sworn to before me

This 7th day of March, 2018.

THOMAS D. BROWN
Notary Public
Kentucky - State at Large
My Commission Expires Feb 2, 2019

(Seal)

Affiant

Kevin W. Hill
Print Name

Notary Public

My commission expires:

2-2-2019

Thomas D. Brown
Print Name

True Copy Certification

I, Lindsey M. Tyler, 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.

Lindsey M Tyler
Signature

State of PA

County of Allegheny

Personally appeared before me, Lissette Moree a notary public for this county and state, Lindsey M Tyler 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: 5/4/2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES