Bill Garrett Davidson County
Batch# 90491 DEEDQC
05/09/2018 01:53:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180509-0044545

File Number: OS3300-18010635

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:
Martha Love, a married woman, 112 RYAN CT NASHVILLE, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
141 07 0B 030.00CO

QUITCLAIM DEED

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

Martha Love who acquired title as Martha Janelle Gaylor, married to **Rhett D. Love**, hereinafter grantor, whose tax-mailing address is **112 RYAN CT NASHVILLE, TN 37221**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Martha Love, a married woman**, hereinafter grantee, whose tax mailing address is **112 RYAN CT NASHVILLE, TN 37221**, 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 NASHVILLE, County of Davidson, State of TN, and is described as follows: Lot No. 217 on the Plan of Somerset Farms, Section Two, a Planned Unit Development, as of record in Book 7900, page 671, and Surveyor's Certificate of Correction of record in Book 9353, page 237, Register's Office for said County. Being the same property conveyed from Mark E. Harris, ~~married to~~ Martha Janelle Gaylor, unmarried by deed dated January 15, 1998 and recorded January 28, 1998 in Book 10771 and Page 91, of official records. APN: 141 07 0B 030.00CO Property Address is: 112 RYAN CT NASHVILLE, TN 37221

sma

Never married to Mr. Harris. I just bought the house from him while still single.
MG

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Book 10771 and Page 91 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 141 07 0B 030.00CO

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 May 3, 2018:

Martha Love

Martha Love

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 3, 2018 by **Martha Love** who is personally known to me or has produced TN Driver 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.

Malcolm H. Butler
Notary Public

MALCOLM H. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Commission Expires 9-7-2020

Executed by the undersigned on May 3, 2018:

Rhett D. Love

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 3, 2018 by **Rhett D. Love** who is personally known to me or has produced Tennessee Drivers 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.

Malcolm H. Butler
Notary Public

MALCOLM H. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Commission Expires 9-7-2020

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