Bill Garrett Davidson County
Batch# 90587 DEEDQC
05/09/2018 04:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180509-0044673

Commitment Number: 23486614

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:
Geoffrey J. Lasota, George Lasota and **Dolores Lasota**, 494 Flintlock Court, Nashville, TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
135 16 0B 046.00

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.

Geoffrey J. Lasota, an unmarried man, whose mailing address is **494 Flintlock Court, Nashville, TN 37217**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, and quitclaims to **Geoffrey J. Lasota**, an unmarried man, and **George Lasota** and **Dolores Lasota**, a married couple, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **494 Flintlock Court, Nashville, TN 37217**, the following real property:

Land in Davidson County, Tennessee, being Unit No. 46 on the plan of Woodridge at Nashboro Village of record in Instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description. Being the same parcel conveyed to Geoffrey J. Lasota from Geoffrey J. Lasota and Angela N. Marks, by virtue of a deed dated 11/23/2016, recorded 3/15/2017, as instrument no. 20170315-0025500 county of Davidson, state of Tennessee. Assessor's Parcel No: 135 16 0B 046.00

Property Address is: 494 Flintlock Court, 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. 20170315-0025500 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 135 16 0B 046.00

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 grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on April 20, 2018:

Geoffrey J Lasota

Geoffrey J. Lasota

STATE OF Illinois
COUNTY OF DuPage

The foregoing instrument was acknowledged before me on April 20, 20 18 by **Geoffrey J. Lasota** who ~~is personally known to me or~~ has produced 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.

Notary Public

OFFICIAL SEAL
VINCENT M SPILOTRO
Notary Public - State of Illinois
My Commission Expires Dec. 10, 2020

State of Illinois
County of DuPage

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 20th day of April, 2018.

Geoffrey J Lasota
Affiant

GEOFFREY J. LASOTA
Print Name

Acknowledged before me this 4-20-18
by Geoffrey J Lasota
(Seal)

Notary Public

My commission expires:

12/10/2020

Vincent M Spilotro
Print Name

OFFICIAL SEAL
VINCENT M SPILOTRO
Notary Public - State of Illinois
My Commission Expires Dec. 10, 2020

OFFICIAL SEAL
VINCENT M SPILOTRO
Notary Public - State of Illinois
My Commission Expires Dec. 10, 2020

True Copy Certification

I, Amy Cox, 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 PA

County of Allegheny

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melanie Miller

*Amy Cox

Notary's Signature

My Commission Expires: 4-27-22

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Melanie Miller, Notary Public
Beaver County
My commission expires April 27, 2022
Commission number 1223686
Member, Pennsylvania Association of Notaries