Bill Garrett Davidson County
Batch# 91013 DEEDQC
05/11/2018 09:08:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180511-0045202

Commitment Number: 1803089

After Recording Return To:
TerraTitle, LLC, 7601 Paragon Road – Suite 300, Centerville, Ohio 45459

This Instrument Prepared By:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

Send Tax Statements To:
Rusty McNabb and Sarah L. McNabb, 1501 Crosswind Drive, Nashville, Tennessee 37211

Parcel Identification Number: 172 15 0A 162.00

SURVIVORSHIP DEED

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

SARAH GRUENWALD now known as SARAH L. McNABB, a married woman, hereinafter Grantor, of Davidson County, Tennessee, without consideration paid, grants and quitclaims to **RUSTY McNABB and SARAH L. McNABB,** husband and wife, hereinafter Grantees, for their joint lives, remainder to the survivor of them, their heirs and assigns forever, and whose mailing address is 1501 Crosswind Drive, Nashville, Tennessee 37211, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SITUATE IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE: BEING LOT ONE HUNDRED NINETY-EIGHT (198), HOLT WOODS, SECTION TEN (10), AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGES 281 AND 282, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

COMMONLY KNOWN AS: 1501 CROSSWIND DRIVE, NASHVILLE, TENNESSEE 37211

PARCEL NUMBER: 172 15 0A 162.00

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.

Prior instrument reference: 20120620-0053997

Executed by the undersigned on April 5TH, 2018:

now known as

SARAH GRUENWALD
now known as
SARAH L. McNABB

STATE OF TENNESSEE
COUNTY OF TN

The foregoing instrument was acknowledged before me on April 5, 2018 by **SARAH GRUENWALD now known as SARAH L. McNABB,** a married woman, who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that her signature was her free and voluntary act for the purposes set forth in this instrument.

LANNY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

NOTARY PUBLIC
Lanny Harper
EXP 07.10.18

Maximum principal indebtedness for Tennessee recording tax purposes is $0.00.

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Executed by the undersigned on April 5th, 2018:

, now known as,

AFFIANT

Sarah Bruenwald, now known as, Sarah McNabb

PRINT NAME

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 5, 2018 by SARAH GRUENWALD, now known as Sarah L. McNabb, who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that their signature was their free and voluntary act for the purposes set forth in this instrument.

LANNY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

NOTARY PUBLIC

Lanny Harper
EXP 07.10.18

TRUE COPY CERTIFICATION

I, **ANGELA L. WARD**, Vice President of TerraTitle, LLC, do hereby make oath that I am the custodian of the original 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.

ANGELA L. WARD VP
TERRATITLE, LLC

State of Ohio }
}
County of Montgomery }

The foregoing instrument is acknowledged before me, **PAULA STACY, NOTARY PUBLIC**, on ~~March~~ May 10th, 2018, by **ANGELA L. WARD, VICE PRESIDENT OF TERRATITLE, LLC**, who is personally known to me, and the aforementioned person further acknowledges that her signature is her free and voluntary act for the purposes set forth in this instrument.

PAULA STACY
NOTARY PUBLIC
COMMISSION EXPIRES FEBRUARY 14, 2021

PAULA STACY
NOTARY PUBLIC, STATE OF OHIO

PAULA STACY
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 2/14/2021