Bill Garrett Davidson County
Batch# 96240 DEEDQC
05/24/2018 09:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180524-0049745

File Number: OS3300-18011130

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:
Roy Lynn Buff and Karen Lynn Toles, husband an wife, 222 STILL SPRING HOLLOW CT NASHVILLE, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
128 16 0A 033.00

QUITCLAIM DEED

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

Roy Lynn Buff who acquired title as R. Lynn Buff, now married, hereinafter grantor, whose tax-mailing address is **222 STILL SPRING HOLLOW CT NASHVILLE, TN 37221**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Roy Lynn Buff and Karen Lynn Toles, husband an wife**, hereinafter grantee, whose tax mailing address is **222 STILL SPRING HOLLOW 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 theCity of NASHVILLE,County of Davidson, State of TN, and is described as follows: Being Lot No. 31 of Still Spring Hollow, Section I, Phase I as shown on Plat of record in Book 7900, Page 135, Register's Office of Davidson County, Tennessee. Being the same property conveyed from Greater Middle Tennessee Development Partnership, a Tennessee General Partnership composed of Oakland Investments, Ltd., a Delaware Corporation & Trianon Development, Ltd., a Delaware Corporation to R. Lynn Buff, unmarried by deed dated December 3, 1991 and recorded December 5, 1991 in Book 8501 and Page 634, of official records. APN: 128 16 0A 033.00 Property Address is: 222 STILL SPRING HOLLOW CT NASHVILLE, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Book 8501, Page 634 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 128 16 0A 033.00

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.

Executed by the undersigned on May 12, 2018:

Roy Lynn Buff

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 12, 2018 by **Roy Lynn Buff** 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.

MATT DECKARD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public MATT DECKARD
Commission expires 7/24/19

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