Bill Garrett Davidson County
Batch# 97790 DEEDQC
05/29/2018 03:58:30 PM 5 pgs
Fees: $28.00 Taxes: $148.00
20180529-0051190

This Instrument Prepared By: Joseph W. Fuson, Esq.
2126 21st Avenue, South
Nashville, Tennessee 37212

Address of New Owner:	Send Tax Bills To:	Instrument No.
Maurice Savely 627 Rowan Court Nashville, Tennessee 37207	SAME	1976921 Record Book 4637 Page 561 Parcel Number ID 059110195.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of FORTY THOUSAND DOLLARS ($40,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the mutual covenants and duties of the parties, CASSANDRA SAVELY (hereinafter "Grantor"), hereby convey, remise, release and forever quitclaim unto MAURICE SAVELY (hereinafter "Grantee"), their successors and assigns, all of the right, title and interest in a certain tract and parcel of land attached to the property located at 627 Rowan Court, Nashville, Tennessee 37207, Davidson County, Tennessee, and being more particularly described as the following tract of real estates:

> All that certain property described as follows: located in NASHVILLE, County of Davidson, and State of Tennessee, to wit: being lot no.: 519 on the Plan of Haynes Manor Section 4, as of record in Book 4175, Page 90, Register's Office for Davidson County, to which reference is made for a more particular description this NASHVILLE-DAVIDSON County Taxes. 2. Restrictive covenants of record in Book 4378, Page 976, said register's Office. 3. The plan of record in Book 4175, Page 90 Register's Office for Davidson County, shows an owner's certificate, a 30-ft. setback line from Rowan Court 10-ft. easement for public utility and drainage purposes along the rear line of lot, and a 2.5 X 30-ft. utility anchor easement at the northeast corner. Being the same property conveyed to grantor by deed from the J. I. Kislak mortgage corporation, dated August 29, 1972, of record in Book 4633, Page 623, of the Register's Office for DAVIDSON COUNTY, TENNESSEE.
>
> Being the same property conveyed from Administrator of Veterans Affairs, an Officer of the United States of America to Maurice D. Savely and wife, Elizabeth

H. Savely by deed dated 09/07/1972 and recorded 09/14/1972 in Book 4637 at Page 561.

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.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Property. Grantor only conveys Grantor's interest in the Property.

This conveyance is further subject to taxes for the year 2017, which have been assumed by the Grantee. Grantee further assumes responsibility for all rollback taxes, if any, assessed against the Property.

Witness my hand this the 9th day of April, 2018.

Cassandra Savely

CASSANDRA SAVELY

STATE OF TENNESSEE)
COUNTY Davidson **)**

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named CASSANDRA SAVELY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of April, 201.

Nanette B. Adair
NANETTE B. ADAIR
Nanette B. Adair

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: 11-8-2021

STATE OF TENNESSEE)
COUNTY _____ **)**

The actual value of consideration, whichever is greater, for this transfer is $40,000.00 Dollars.

Cassandra Savely

BILL GARRETT
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 40,000.00.

Affiant REBECCA SATTERLEE

Subscribed and sworn before me, this 29 day of MAY, 2018.

Notary

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHAWNNA LEIGH SORENSON
Notary Public
PLYMOUTH TWP, MONTGOMERY COUNTY
My Commission Expires May 17, 2019

True Copy Certification

I, ____Rebecca Satterlee_____, 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 ____Montgonmery_____

Personally appeared before me, Shawnna Sorenson, a notary public for this county and state, Rebecca Satterlee, 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: _____

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHAWNNA LEIGH SORENSON
Notary Public
PLYMOUTH TWP, MONTGOMERY COUNTY
My Commission Expires May 17, 2019