Bill Garrett Davidson County
Batch# 98796 DEEDQC
06/01/2018 09:58:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180601-0052189

File Number: OS3300-18012266

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:**
**Scott Sandidge**, 4505 HARDING PK 130, NASHVILLE, TN 37215

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**116 03 0B 130.00**

# QUITCLAIM DEED

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

**Mark Conaway Sandidge,** unmarried, and **Scott Sandidge**, unmarried, hereinafter grantors, whose tax-mailing address is **4505 HARDING PK 130, NASHVILLE, TN 37215**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Scott Sandidge**, unmarried, hereinafter grantee, whose tax mailing address is **4505 HARDING PK 130, NASHVILLE, TN 37215**, 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: A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 130, Royal Oaks Apartments, a Condominium, a Horizontal Property Regime, located on Harding Road, Davidson County, Tennessee, as shown on the plat of Royal Oaks Apartments, Condominium Apartments, of record in Plat Book 5200, page 45, said Register's Office, and described in a Master Deed recorded in Book 5282, page 972, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Royal Oaks Apartment, Condominium Apartments contained in the Master Deed and By-Laws appended thereto of record in**

**Book 5282, page 972, Register's Office for Davidson County, Tennessee.**
**Being the same property conveyed from Darlene Peters, unmarried to Mark Conaway Sandidge, unmarried and Scott Sandidge, unmarried, as joint tenants with the right of survivorship by deed dated April 13, 2005 and recorded April 15, 2005 as Instrument Number 20050415-0042072, of official records.**
**APN: 116 03 0B 130.00**
**Property Address is: 4505 HARDING PK 130, NASHVILLE, TN 37215**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at Instrument Number 20050415-0042072 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 116 03 0B 130.00

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 24, 2018:

**Mark Conaway Sandidge**

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 24, 2018 by **Mark Conaway Sandidge** who are personally known to me or have produced driver's license as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

Executed by the undersigned on May 24, 2018:

**Scott Sandidge**

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 24, 2018 by **Scott Sandidge** who are personally known to me or have produced ~~driver's~~ license as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

# 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