AFTER RECORDING RETURN TO:
AMC Settlement Services
345 Rouser Rd Bldg 5
Coraopolis, PA 15108
File No. 11731667

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 07206033400

Bill Garrett Davidson County
Batch# 99930 DEEDQC
06/04/2018 02:54:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180604-0053166

QUIT CLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 25 day of May, 2018, by and between **ASHLEY OROS, A MARRIED WOMAN WHO ACQUIRED TITLE AS SINGLE, JOINED BY HER SPOUSE, ANDREW DAVID ROBINSON**, a mailing address of 1215 Kenmore Place, Nashville, TN 37216, hereinafter referred to as Grantor(s) and **ASHLEY OROS AND ANDREW DAVID ROBINSON, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETIES**, a mailing address of 1215 Kenmore Place, Nashville, TN 37216, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1215 Kenmore Place, Nashville, TN 37216

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument No. 20140827-0078137, recorded on 08/27/2014 in Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

ASHLEY OROS

ANDREW DAVID ROBINSON

STATE OF TN
COUNTY OF Cheatham

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **ASHLEY OROS AND ANDREW DAVID ROBINSON**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Ashland City, this 25 day of May, 20 18.

Barbara G. Borel
Notary Public
My Commission expires: 1-8-2019

BARBARA G BOREL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

STATE OF TN
COUNTY OF Chesthan

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Sworn to before me this 25 day of May, 2018

Barbara G. Borel,
Notary Public
My Commission Expires: 1-8-19

BARBARA G BOREL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Ashley Oros and Andrew David Robinson
1215 Kenmore Place
Nashville, TN 37216

Name and address of property owner:

Ashley Oros and Andrew David Robinson
1215 Kenmore Place
Nashville, TN 37216

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED INST # 20140827-0078137, ID# 07206033400, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS THE EASTERLY 75 FEET OF THE SOUTHERLY 200 FEET OF LOT NO. 83 ON THE PLAN OF KENMORE PLACE, OF RECORD IN BOOK 332, PAGES 32 AND 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 83 FRONTS 75 FEET ON THE NORTHERLY SIDE OF WARNER AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE.

PARCEL ID NUMBER: 07206033400

PROPERTY COMMONLY KNOWN AS: 1215 KENMORE PLACE, NASHVILLE, TN 37216

True Copy Certification

I, _____KRISTIE LAKE _____, 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 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 LISA MARIE DISANZO, a notary public for this county and state, KRISTIE LAKE 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: ____AUG 23, 2018_____
Notary Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lisa Marie DiSanzo, Notary Public
Freedom Boro, Beaver County
My Commission Expires Aug. 23, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES