Bill Garrett Davidson County
Batch# 104109 DEEDWARR
06/13/2018 11:30:30 AM 6 pgs
Fees: $33.00 Taxes: $1,269.10
20180613-0056753

Commitment Number: 23913269

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, 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:
James Kyle Monroe and **Sarah Kristine-Bovenzi Monroe**, 1037 Iverson Ave., Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 07202003200

GENERAL WARRANTY DEED

James R. Monroe, Trustee of the James Rollen Monroe and Victoria Lee Monroe Joint Living Trust Dated March 31, 2010 and **Victoria L. Monroe, Trustee of the James Rollen Monroe and Victoria Lee Monroe Joint Living Trust Dated March 31, 2010**, whose mailing address is **1037 Iverson Ave., Nashville, TN 37216**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **James Kyle Monroe** and **Sarah Kristine-Bovenzi Monroe**, a married couple, hereinafter grantees, whose tax mailing address is **1037 Iverson Ave., Nashville, TN 37216**, the following real property:

ALL THAT PARCEL OF LAND LOCATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING MORE FULLY DESCRIBED AS: BEING LOT NO. 98 ON THE PLAN OF MAYNOR PLACE, OF RECORD IN BOOK 843, PAGE 24, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 98 FRONTS 60 FEET ON THE NORTHERLY MARGIN OF IVERSON AVENUE AND EXTENDS BACK 216 FEET ON THE EASTERLY LINE AND 209.5 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 60.25 FEET THEREON. The exact quantity of land or number of acres and/or square feet contained

within the property described herein is not guaranteed by this company. BEING THE SAME PARCEL CONVEYED TO THE JAMES ROLLEN MONROE AND VICTORIA LEE MONROE JOINT LIVING TRUST DATED MARCH 31, 2010 FROM JONATHAN BRADLEY, A MARRIED MAN, BY VIRTUE OF A DEED DATED 4/15/2014, RECORDED 4/21/2014, IN DEED AS INSTRUMENT NO. 20140421-0032539, COUNTY OF DAVIDSON, STATE OF TENNESSEE. Assessor's Parcel No: 07202003200
Property Address is: 1037 Iverson Ave., Nashville, TN 37216

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Corrective deed recorded 6/12/2018 as Instrument No. 20180612-0056343 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 07202003200

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, 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.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 6-7-18, 2018:

James R. Monroe, Trustee of the James Rollen Monroe and Victoria Lee Monroe Joint Living Trust Dated March 31, 2010

Victoria Lee Monroe T.T.E.

Victoria L. Monroe, Trustee of the James Rollen Monroe and Victoria Lee Monroe Joint Living Trust Dated March 31, 2010

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 20____ by **James R. Monroe, Trustee of the James Rollen Monroe and Victoria Lee Monroe Joint Living Trust Dated March 31, 2010** and **Victoria L. Monroe, Trustee of the James Rollen Monroe and Victoria Lee Monroe Joint Living Trust Dated March 31, 2010** who are personally known to me or have produced _____ 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.

e-attached
JM
6/7/18

_____
Notary Public

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of **El Dorado**

On the 7th day of June, 2018 before me, P.C. Crooks,

A Notary Public, personally appeared James R. Monroe & Victoria L. Monroe

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/~~are subscribed to the within instrument and acknowledged to me that ~~he/~~she/they executed the same in ~~his/~~her/their authorized capacity(ies), and that by ~~his/~~her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal

Signature _____ (seal)

Name (printed) P. C. Crooks

Commission Expires: April 29, 2021

P. C. CROOKS
COMM. #2194661
Notary Public - California
El Dorado County
My Comm. Expires Apr. 29, 2021

State of PA
County of Allegheny

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $343,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 7th day of JUNE, 2018.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Janet M. Tanner, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 26, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Affiant

Terri Burkert
Print Name

(Seal)

Janet M Tanner
Notary Public

My commission expires:

5-26-19

Janet M. Tanner
Print Name

True Copy Certification

I, Jeanetta Harper, 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.

Jeanetta Harper
Signature

State of PA

County of Allegheny

Personally appeared before me, [~~Name of Notary~~ Melanie Miller], a notary public for this county and state, [~~name of person making certification~~ *] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

*Jeanetta Harper

Notary's Signature

My Commission Expires: 4-27-2022
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Melanie Miller, Notary Public
Beaver County
My commission expires April 27, 2022
Commission number 1223686
Member, Pennsylvania Association of Notaries