Bill Garrett Davidson County
Batch# 110983 DEEDQC
06/29/2018 12:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180629-0063210

File Number: OS3300-18014935

After Recording, Send To:
Title365
345 Rouser Road Bldg. 5
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:
Sonja C. Jackson-Bryant, 2605 River Meade Way, Nashville, TN 37214-1187

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
052-13-0-B31-60-0CO

QUITCLAIM DEED

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

Sonja C. Jackson-Bryant who acquired title as Sonja C. J. Bryant, unmarried, hereinafter grantor, whose tax-mailing address is **2605 River Meade Way, Nashville, TN 37214-1187**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Sonja C. Jackson-Bryant, unmarried**, hereinafter grantee, whose tax mailing address is **2605 River Meade Way, Nashville, TN 37214-1187**, 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: Being Lot 1 on the Plan of River Glen Phase 7, of record in Instrument #20040212-0016958 and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 7 is submitted by Declaration of Submission of Record as Instrument #20040713-0083147, Register's Office for Davidson County, Tennessee. Being the same property conveyed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes to Sonja C. J. Bryant, unmarried by deed dated June 21, 2005 and recorded July 8, 2005 in

Instrument No. 20050708-0079496 of official records.
APN: 052-13-0-B31-60-0CO
Property Address is: 2605 River Meade Way, Nashville, TN 37214-1187

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at 20050708-0079496 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 052-13-0-B31-60-0CO

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 6/19/18, 2018:

Sonja Jackson Bryant

Sonja C. Jackson-Bryant

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 19th, 2018 by **Sonja C. Jackson-Bryant** 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.

GREG D. DAVIS NOTARY PUBLIC STATE OF TENNESSEE

Notary Public

Commission Expires 12-23-20

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