Bill Garrett Davidson County
Batch# 127452 DEEDQC
08/10/2018 10:32:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180810-0079095

File Number: OS3300-18018460

After Recording, Send To:
Title 365
345 Rouser Rd
Coraopolis P.A. 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:
LEIGH MARSANICE ROACH, married, 5323 EULALA DR, NASHVILLE, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 162-05-0-093.00

QUITCLAIM DEED

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

Leigh Marsanice Roach who acquired title as Leigh Marsanice Kirkendoll, married to **Gregory Desmond Roach**, hereinafter grantor, whose tax-mailing address is **5323 EULALA DR, NASHVILLE, TN 37211**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **LEIGH MARSANICE ROACH, married**, hereinafter grantee, whose tax mailing address is **5323 EULALA DR, NASHVILLE, TN 37211**, 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 known as Lot No. 127 on the Plan of Hickory Valley Subdivision, Section 1, of record in Plat Book 4175, Page 75, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof. Being the same property conveyed from Federal Home Loan Mortgage Corporation by Chicago Title Insurance Company DBA ServiceLink, as Attorney-in-Fact to Leigh Marsanice Kirkendoll, a single person by deed dated July 23, 2007 and recorded September 4, 2007 as Instrument # 20070904-0106126, of official records. APN: 162-05-0-093.00

Property Address is: 5323 EULALA DR, NASHVILLE, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Special Warranty Deed recorded at Instrument Number 20070904-0106126 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 162-05-0-093.00

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 July 24, 2018:

Leigh Marsanice Roach

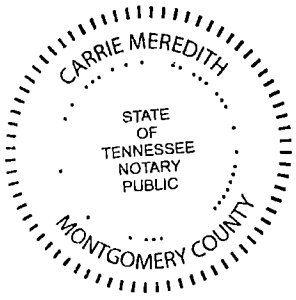
Leigh Marsanice Roach

STATE OF Tennessee
COUNTY OF Davinson

The foregoing instrument was acknowledged before me on July 24, 2018 by **Leigh Marsanice Roach** who is personally known to me or has produced DL 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.

Carrie Meredith
Notary Public

My Commission Expires: 07/21/2021



Executed by the undersigned on July 24, 2018:

Gregory Desmond Roach

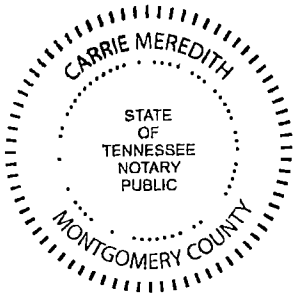
Gregory Desmond Roach

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 24, 2018 by **Gregory Desmond Roach** who is personally known to me or has produced DL 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.

Carrie Meredith
Notary Public

My Commission Expires: 07/21/2021



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