Bill Garrett Davidson County
Batch# 131385 DEEDQC
08/21/2018 09:12:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180821-0082673

File Number: OS3300-18019342

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:
PAUL ANDREW BATEMAN, JR and **HEATHER HOLMES BATEMAN**, 108 DONELSONWOOD DR, NASHVILLE, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
096 02 0 024.00

QUITCLAIM DEED

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

Paul Andrew Bateman, Jr. and **Heather Holmes Bateman who acquired title as Heather Holmes**, now married, hereinafter grantors, whose tax-mailing address is **108 DONELSONWOOD DR, NASHVILLE, TN 37214**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **PAUL ANDREW BATEMAN, JR** and **HEATHER HOLMES BATEMAN**, husband and wife, hereinafter grantees, whose tax mailing address is **108 DONELSONWOOD DR, NASHVILLE, TN 37214**, 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: Land in Davidson County, Tennessee being Lot No. 2, on the Plan of Donelsonwood Subdivision, of record in Book 2083, Page 26, Register's Office for Davidson County, Tennessee.
Being the same property conveyed from Reba C. Henegar Revocable Living Trust to Paul Andrew Bateman, Jr., unmarried and Heather Holmes, unmarried by deed dated May 27,

2010 and recorded June 1, 2010 as Instrument Number 20100601-0041768, of official records.
APN: 096 02 0 024.00
Property Address is: 108 DONELSONWOOD DR, NASHVILLE, TN 37214

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument Number 20100601-0041768 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 096 02 0 024.00

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.

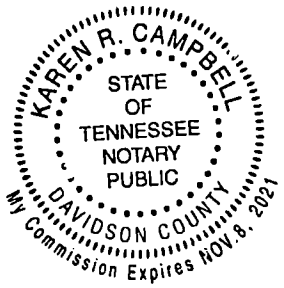
Executed by the undersigned on Aug. 15, 2018:

Paul Andrew Bateman, Jr.

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on Aug. 15, 2018 by **Paul Andrew Bateman, Jr.** who are personally known to me or have produced drivers 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



Executed by the undersigned on Aug. 15, 2018:

Heather Holmes Bateman

Heather Holmes Bateman

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on Aug. 15, 2018 by **Paul Heather Holmes Bateman** 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