Bill Garrett Davidson County
Batch# 132000 DEEDQC
08/22/2018 11:55:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180822-0083300

File Number: OS3300-18014180

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:
John M. Wade and **Annie Mae Wade**, 152 OAK PARK DR, NASHVILLE, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
060 03 0 102.00

QUITCLAIM DEED

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

Annie Mae Wade, surviving spouse of Jack L. Wade, who died on on January 10, 2018 as evidenced by Certificate of Death issued February 6, 2018 by the Tennessee Department of Health, State File Number 2018003551, hereinafter grantors, whose tax-mailing address is **152 OAK PARK DR, NASHVILLE, TN 37207**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **John M. Wade** and **Annie Mae Wade**, hereinafter grantees, whose tax mailing address is **152 OAK PARK DR, NASHVILLE, TN 37207**, 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 No. 87 on the Plan of Oak Park, Section 1, of record in Plat Book 3600, page 84, Register's Office, Davidson County, Tennessee. Being the same property conveyed from Tuyl K. Davidson, unmarried to Jack L. Wade et ux and Annie Mae Wade by deed dated July 17, 1978 and recorded July 27, 1978 in Book 5316 and Page 747, of official records. APN: 060 03 0 102.00
Property Address is: 152 OAK PARK DR, NASHVILLE, TN 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Book 5316, Page 747 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 060 03 0 102.00

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 June 11, 2018:

Annie Mae Wade

Annie Mae Wade

Annie Mae Wade

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 11, 2018 by **Annie Mae Wade** who are personally known to me or have produced TN DL 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.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
Carol B Christian
Commission Expires 02/09/2020

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

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 $ 1.00 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 14 day of June, 2018.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHANNON MCINTYRE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 18, 2020

Affiant

Rep Corre
Print Name

(Seal)

Shannon McIntyre
Notary Public

My commission expires:
06/18/2020

Shannon McIntyre
Print Name

CTIC# _____

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