Return To:

Jeffrey Howat
444 S Wilke Rd
Palatine IL 60074

Order Number:
276059

Karen Y Johnson Davidson County
Batch# 137571 DEEDQC
09/06/2018 11:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180906-0088337

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 4th day of March, 2018, by and between **JEFFREY HOWAT a/k/a JEFFREY M. HOWAT**, a married man, hereinafter known and referred to as **GRANTOR**, and **JEFFREY HOWAT** and **CAROL HOWAT**, Husband and Wife, whose tax mailing address is 405 Lemont Drive, Nashville, Tennessee 37216, hereinafter known and referred to as **GRANTEES;**

W I T N E S S E T H :

For and in consideration of the sum of **$0.00**, cash in hand paid by Grantees to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and does by these presents quitclaims unto the Grantees, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

Being Unit No. 97, as created and established by the Master Deed and Bylaws for Poplar Glen, a Horizontal Property Regime, of record in Book 7534, Page 591, in the Register's Office for Davidson County, Tennessee, as amended by the Amendments of record in Book 7548, Page 612, and in Book 7654, Page 439, in the Register's Office for Davidson County, Tennessee, and as shown and described on the Condominium Site Plan of Phase II, Poplar Glen, of record in Book 6900, Page 764, in the Register's Office for Davidson County, Tennessee, submitted to said Master Deed and Bylaws by an instrument of record in Book 7534, Page 591, in the Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.

Being the same parcel conveyed to JEFFREY M. HOWAT, a married man, from ERIC SOX, a married man, and GEORGE BRANDT, a married man, by virtue of a Deed dated April 16, 2015,

recorded April 20, 2015, as Instrument No. 20150420-0034997 County of Davidson, State of Tennessee.

Assessor's Parcel No: 061-05-0A-025.00

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(A), as same creates a tenancy by the entirety from one spouse to the other, and therefore, no oath of value is required for this deed in accordance with the provisions of T.C.A. 67-4-409(a)(5).

IN TESTIMONY WHEREOF, witness the hand of the Grantors herein, all on this the day and year first above written.

Jeffrey Howat a/k/a Jeffrey M. Howat

JEFFREY HOWAT
a/k/a JEFFREY M. HOWAT

STATE OF IL)
)
Cook COUNTY)

The undersigned, a Notary, does certify that on this 9th day of Mar., 2018, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **JEFFREY HOWAT a/k/a JEFFREY M. HOWAT**.

CLIFFTON A GABRIEL
Official Seal
Notary Public – State of Illinois
My Commission Expires Mar 16, 2019

Notary Public
My Commission Expires: Mar. 16, 2019

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Jeffrey Howat and Carol Howat
405 Lemont Drive
Nashville, Tennessee 37216

Property Owner and Address:
Jeffrey Howat and Carol Howat
405 Lemont Drive
Nashville, Tennessee 37216

This instrument prepared without title examination by:



George O. Pearson, Esq.
TN Bar ID 024814
203 West Second Street
Lexington, KY 40507
(859) 253-2789

Tennessee Certification of Electronic Document

I, Hillaree Guay, 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.

Signer's Name

Signature

State of California

County of Contra Costa

Personally appeared before me, Natalie C. Ingram, a notary public for this county and state, Hillaree Guay, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary Signature

MY COMMISSION EXPIRES: 11/21/2019

NOTARY'S SEAL

NATALIE C. INGRAM
Commission # 2134540
Notary Public - California
Contra Costa County
My Comm. Expires Nov 21, 2019

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).