Karen Y Johnson Davidson County
Batch# 139033 DEEDQC
09/11/2018 08:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180911-0089744

File Number: OS3300-18020979

After Recording, Send To:
Title365/ Recording Department
345 Rouser Rd., Bldg 5, Suite 300, 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:**
**JANET MCFARLAND MERRIWETHER**, 418 PAWNEE TRL, Madison, TN 37115

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**053 14 0 085.00**

## QUITCLAIM DEED

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

**Janet McFarland Merriwether who acquired title as Janet McFarland**, a single woman, hereinafter grantor, whose tax-mailing address is **418 PAWNEE TRL, Madison, TN 37115**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **JANET MCFARLAND MERRIWETHER**, unmarried, hereinafter grantee, whose tax mailing address is **418 PAWNEE TRL, Madison, TN 37115**, 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 Madison, County of Davidson, State of TN, and is described as follows: Being in the 11th Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit: Beginning at a point marked with an iron pin in the Westerly margin of Pawnee Trail, on the Map or Plan of Nawakwa Hills, dated April 3, 1930, and recorded November 15, 1930, in Book 843, Pages 36 and 37, Register's Office for Davidson County, Tennessee. Said point of beginning being 685.8 feet, more or less (Southerly with the Westerly margin of said Pawnee Trail) from the Southerly margin of Nawakwa Trail, and the intersection of said Pawnee Trail; thence with the Westerly margin of Pawnee Trail, South 44 deg. 23' East 50 feet to a point marked with an iron pin; thence South 45 deg. 37' West 150 feet, more or less, to a point of marked with**

**an iron pin; thence North 44 deg. 23' West 50 feet to a point marked with an iron pin; thence North 45 deg. 37' East 150 feet, more or less, to the point of beginning. Being the same property conveyed from Steve Hannah to Janet McFarland, a single woman by deed dated July 9, 2007 and recorded July 11, 2007 as Instrument Number 20070711-0082536, of official records.**
**APN: 053 14 0 085.00**
**Property Address is:/418 PAWNEE TRL, Madison, TN 37115**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at Instrument Number 20070711-0082536 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 053 14 0 085.00

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 Sept 3, 2018:

Janet McFarland Merriwether

**Janet McFarland Merriwether**

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on September 3, 2018 by **Janet McFarland Merriwether** who is personally known to me or has produced TN 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.

Richard W. Ring
Notary Public Richard W. Ring

RICHARD W. RING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Commission Expires: 8-30-21

# 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