Karen Y Johnson Davidson County
Batch# 150994 DEEDQC
10/12/2018 09:06:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20181012-0101266

File Number: OS3300-18022814_

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:
Michael Pointer and **Angela Pointer**, 1216 Bellshire Dr NASHVILLE, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
041-15-0-017.00

QUITCLAIM DEED

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

Michael S. Pointer and **Angela Pointer who acquired title as A. Renee Pointer**, hereinafter grantors, whose tax-mailing address is **1216 Bellshire Dr NASHVILLE, TN 37207**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Michael Pointer** and **Angela Pointer**, husband and wife, hereinafter grantees, whose tax mailing address is **1216 Bellshire 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: Lot No. 308 on the Plan of Bellshire Estates, Section A, as of record in Book 2331, Page 116, Register's Office for Davidson County, Tennessee. Being the same property conveyed from Glenda S. Proudfoot and husband, Homer L. Proudfoot to Michael S. Pointer and wife, A. Renee Pointer by deed dated January 20, 1995 and recorded January 24, 1995 in Book 9577 and Page 271 and re-recorded April 4, 1995 in Book 9636 and Page 693, of official records to correct the legal description. APN: 041-15-0-017.00
Property Address is: 1216 Bellshire 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 9577, Page 271 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 041-15-0-017.00

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 14, 2018:

Michael S. Pointer

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Sept 14, 2018 by **Michael S. Pointer** who is personally known to me or has produced Tennessee 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.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 2/9/2020

Executed by the undersigned on Sept 14, 2018:

Angela Pointer

Angela Pointer

STATE OF IN
COUNTY OF Lou. DSau

The foregoing instrument was acknowledged before me on Sept 14, 2018 by **Angela Pointer** who is personally known to me or has produced IN 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.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 2/9/2020

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