Karen Johnson Davidson County
Batch# 184393 DEEDQC
01/16/2019 10:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190116-0004487

Commitment Number: 18-12-208FST

After Recording, Send To:
First Source Title Agency
12000 Snow Rd, Ste. 8
Parma, OH 44130

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:
Rosemary J. Nudd and **Lois Nudd,** 5718 Briarwick Court Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 087050A 077.00

QUITCLAIM DEED

Exempt from recordation tax. Tenn. Code Sec. 67-4-409 (a)(4)
Rosemary J. Nudd, unmarried, hereinafter grantor, of **Davidson County**, **Tennessee**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Rosemary J. Nudd, unmarried** and **Lois Nudd, unmarried**, as joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is **5718 Briarwick Court Hermitage, TN 37076**, the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING Lot No. 78, on the plan of Farmingham Woods, Phase II, Section 2, of record in Plat Book 7900, Page 424, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

DERIVATION CLAUSE

Being all the premises conveyed to Rosemary J. Nudd, unmarried, from Phillips Builders, Inc., by deed dated March 31, 1993, recorded April 06, 1993, in Book 8908, Page 575, in the Official Public Records of Davidson County, State of Tennessee.

Property Address is: 5718 Briarwick Court Hermitage, TN 37076
Parcel ID: 087050A 077.00

Executed by the undersigned on Jan. 9, 2019:

Rosemary J. Nudd
Rosemary J. Nudd

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Jan. 9, 2019 by **Rosemary J. Nudd** who is personally known to me or has produced driver's 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.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or true value, whichever is greater for this transfer is **$0.00** (zero dollars & zero cents).

Rosemary J. Nudd
Rosemary J. Nudd

Subscribed and sworn before me, this 9th day of Jan, 2019.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

My Commission Expires: Nov. 8, 2021

True Copy Certification

I, Megan McNamara, 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 Ohio

County of Cuyahoga

Personally appeared before me, Heidi Meehan, a notary public for this county and state, Megan McNamara who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

NOTARIAL SEAL
STATE OF OHIO

HEIDI A. MEEHAN
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 7/22/19