Karen Johnson Davidson County
Batch# 196127 DEEDQC
02/19/2019 09:05:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190219-0014510

File Number: OS3300-19000520

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 RICHARD LYNCH and **CASSIE MARIE LYNCH**, 3942 HOGGETT FORD RD, HERMITAGE, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
097 02 0A 241.00

QUITCLAIM DEED

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

Michael Richard Lynch and **Cassie Marie Lynch who acquired title as Cassie Marie Grubb**, now married, hereinafter grantors, whose tax-mailing address is **3942 HOGGETT FORD RD, HERMITAGE, TN 37076**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **MICHAEL RICHARD LYNCH** and **CASSIE MARIE LYNCH**, husband and wife, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **3942 HOGGETT FORD RD, HERMITAGE, TN 37076**, 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 Hermitage, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 241 on the plan of Villages of Riverwood, Section One, Phase 3B, Revision One of record in Instrument No. 20120502-0037433, Register's Office for said County. Being the same property conveyed from Dalya J. Qualls, an unmarried woman to Michael Richard Lynch, an unmarried man and Cassie Marie Grubb, an unmarried woman, joint tenants by deed dated April 12, 2018 and recorded April 19, 2018 as Instrument Number 20180419-0036921,

of official records. APN: 097 02 0A 241.00
Property Address is: 3942 HOGGETT FORD RD, HERMITAGE, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument Number 20180419-0036921 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 097 02 0A 241.00

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.

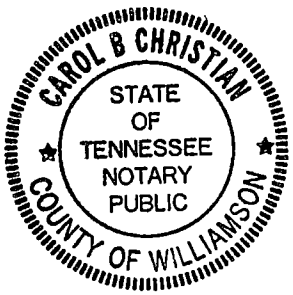
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on Feb 6, 2019:

Michael Richard Lynch

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb 6, 2019 by **Michael Richard Lynch** 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.



Notary Public

My commission expires
2/9/2020

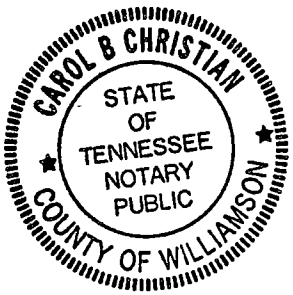
Executed by the undersigned on Feb 6, 2019:

Cassie Marie Lynch

Cassie Marie Lynch

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb 6, 2019 by **Cassie Marie Lynch** who is personally known to me or has produced Driver's Lic. 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.



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