Karen Johnson Davidson County
Batch# 198762 DEEDQC
02/25/2019 01:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190225-0016910

File Number: OS3300-19001061

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:
Susanne A. Tomlinson and **Robert Tomlinson**, 709 S 12TH STREET, NASHVILLE, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 094-01-0-173.00

QUITCLAIM DEED

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

Susanne A. Tomlinson, married, hereinafter grantor, whose tax-mailing address is **709 S 12TH STREET, NASHVILLE, TN 37206**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Susanne A. Tomlinson** and **Robert Tomlinson**, wife and husband, hereinafter grantees, whose tax mailing address is **709 S 12TH STREET, NASHVILLE, TN 37206**, 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. 192, on the Plan of Payne, Blakemore and Cummings Addition to East Nashville, as shown on plat of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee, further described as follows: Said Lot No. 192 fronts 50-1/4 feet on the Easterly side of South 12th Street and runs back 168.4 feet on the Northerly line and 163 feet on the Southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed from Susanne Andrews NKA Susanne A. Tomlinson, a married woman who acquired title as an unmarried woman and Robert D. Tomlinson, her spouse to Susanne A. Tomlinson, married by deed dated August 8, 2017 and recorded August 30, 2017 as Instrument Number 20170830-0089003, of official records.

APN: 094-01-0-173.00

Property Address is: 709 S 12TH STREET, NASHVILLE, TN 37206

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument Number 20170830-0089003 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 094-01-0-173.00

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 12, 2019:

Susanne A. Tomlinson

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb 12, 2019 by **Susanne A. Tomlinson** who is personally known to me or has produced [illegible] 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
Commission Expires: 2/9/2020

Tennessee Certification of Electronic Document

I, Jennifer Lander, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jennifer Lander
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Autumn R Carnegie, a notary public for this county and
Notary's Name

state, Jennifer Lander, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Autumn R C
Notary Signature
Autumn R Carnegie

MY COMMISSION EXPIRES: 06/06/2020

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

(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).