Karen Johnson Davidson County
Batch# 202820 DEEDQC
03/06/2019 02:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190306-0020652

File Number: OS3300-19001729

After Recording, Send To:

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:
Justus Wayne Thomas, 1311 2ND AVENUE SOUTH, NASHVILLE, TN 37210

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
105-07-0-433.00

QUITCLAIM DEED

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

Justus Wayne Thomas who acquired title as J. Wayne Thomas, an unmarried person, hereinafter grantor, whose tax-mailing address is **1311 2ND AVENUE SOUTH, NASHVILLE, TN 37210**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Justus Wayne Thomas**, an unmarried person, hereinafter grantee, whose tax mailing address is **1311 2ND AVENUE SOUTH, NASHVILLE, TN 37210**, 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: Being part of Lot No. 10 in John Lumsden's Plan No. 2 as recorded in Book 57, Page 116, in the Register's Office of Davidson County, Tennessee. Said property fronts 32 feet on the west side of South Market Street, now Second Avenue, South, commencing 6 feet south of the northern boundary of Lot No. 10 as above and extending south 32 feet to within 12 feet of the southern boundary of said lot and running back westwardly about 117 feet on the north and south between parallel lines to an alley in the rear. Being the same property conveyed from Michael Troy Haley and wife, Lydiabeth Haley to J. Wayne Thomas, an unmarried person by deed dated

February 22, 2002 and recorded April 15, 2002 as Instrument Number 20020415-0046298, of official records. APN: 105-07-0-433.00
Property Address is: 1311 2ND AVENUE SOUTH, NASHVILLE, TN 37210

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument Number 20020415-0046298 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 105-07-0-433.00

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 22, 2019:

Justus Wayne Thomas

STATE OF TN
COUNTY OF Wilson

The foregoing instrument was acknowledged before me on Feb 22, 2019 by **Justus Wayne Thomas** who is personally known to me or has produced TN Driver 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

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 Carnegie
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).