Return to:

TIMIOS, INC. - REFI
5716 CORSA AVE
WESTLAKE VILLAGE CA 91362
FILE NO. 1739030

Karen Johnson Davidson County
Batch# 242405 DEEDQC
06/12/2019 10:19:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190612-0056338

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. 1181 CALIFORNIA AVE., STE. 185 CORONA, CA 92881
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GERALD F. MAYBERRY II AND MARK A. TANESKI	GERALD F. MAYBERRY II AND MARK A. TANESKI	109 04 0A 044.00
2200 CHANCE DR HERMITAGE, TN 37076	2200 CHANCE DR HERMITAGE, TN 37076	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **GERALD F. MAYBERRY II, A MARRIED MAN WHO ACQUIRED TITLE AS UNMARRIED, HEREIN JOINED BY HIS SPOUSE MARK A. TANESKI**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **GERALD F. MAYBERRY II AND MARK A. TANESKI, A MARRIED COUPLE, AS TENANTS BY THE ENTIRETY,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 68 ON THE PLAN OF TOWERING OAKS PHASE ONE AS SHOWN ON THE PLAN OF RECORD IN INSTRUMENT NO. 20071127-0137704 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

Property known as, 2200 CHANCE DR, HERMITAGE, TN 37076

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10 day of April, 2019.

GERALD F. MAYBERRY II **MARK A. TANESKI**

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Ella K. Butler of the state and county mentioned, personally appeared **GERALD F. MAYBERRY II and MARK A. TANESKI,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN

Ella K. Butler
Notary Public
Printed Name: Ella K. Butler
My Commission Expires: 09/07/2020

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 10.00 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 10 day of April, 2019.

Ella K. Butler
Notary Public
My Commission Expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Name and address for person(s) responsible for taxes:
GERALD F. MAYBERRY II AND MARK A. TANESKI
2200 CHANCE DR
HERMITAGE, TN 37076

Name and Address of property owner:
GERALD F. MAYBERRY II AND MARK A. TANESKI
2200 CHANCE DR
HERMITAGE, TN 37076

EXHIBIT "A"

LEGAL DESCRIPTION

File No: 08-01739029

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 68 ON THE PLAN OF TOWERING OAKS PHASE ONE AS SHOWN ON THE PLAN OF RECORD IN INSTRUMENT NO. 20071127-0137704 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

APN: 109 04 0A 044.00

BEING THE SAME PROPERTY CONVEYED TO GERALD F. MAYBERRY II, UNMARRIED BY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A/ FOX RIDGE HOMES RECORDED 11/30/2010 IN INSTRUMENT 201011300095178, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Meredith Williams, 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.

Meredith Williams
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Robert J. McGivern Jr. a notary public for this county and state, Meredith Williams 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: June 14, 2021
Notary' Seal (if on paper)

Commonwealth of Pennsylvania
Notarial Seal
ROBERT J MCGIVERN JR – Notary Public
ROBINSON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 14, 2021