Karen Johnson Davidson County
Batch# 254320 DEEDQC
07/10/2019 09:01:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190710-0066997

File Number: OS3300-19015089

After Recording, Send To:
SB2
TITLE 365
345 Rouser Road, Bldg 5, Ste 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:
Patrick Conwell and **Trisha L. Conwell**, 924 A CAROLYN AVE, NASHVILLE, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 072090J00100CO

QUITCLAIM DEED

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

Patrick Conwell and **Trisha L. Conwell who acquired title as Trisha Cooper**, now married, hereinafter grantors, whose tax-mailing address is **924 A CAROLYN AVE, NASHVILLE, TN 37216**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Patrick Conwell** and **Trisha L. Conwell**, husband and wife, hereinafter grantees, whose tax mailing address is **924 A CAROLYN AVE, NASHVILLE, TN 37216**, 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 Unit No. A of 924 Carolyn Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Inst. No. 20140319-0022817 and amended in Inst. No. 20140714-0061605, Register's Office of Davidson County, Tennessee. Being the same property conveyed from Brandon R. Blumber, married to Patrick Conwell, an unmarried man and Trisha Cooper, an unmarried woman, as tenants in common with right of survivorship by deed dated September 11, 2017 and recorded September 12, 2017 as Instrument Number 20170912-0093252, of official records. APN: 072090J00100CO

Property Address is: 924 A CAROLYN AVE, NASHVILLE, TN 37216

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20170912-0093252 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 072090J00100CO

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 6/25, 2019:

Patrick Conwell

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 25, 2019 by **Patrick Conwell** who is personally known to me or has produced 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

Com Exp. 7-12-2021

CARRIE MEREDITH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Executed by the undersigned on JUNE 25TH, 2019:

Trisha L. Conwell

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 25, 2019, 2019 by **Trisha L. Conwell** who is personally known to me or has produced 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.

Carrie Meredith
Notary Public

Com Exp. 7-12-21

CARRIE MEREDITH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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).