Karen Johnson Davidson County
Batch# 258215 DEEDQC
07/17/2019 11:19:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190717-0069938

Commitment Number: 25197082

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, 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:
James M. Bianco III, 1314 Coreland Drive, Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
051 12 0 052.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Steady Grace, LLC, whose mailing address is **1314 Coreland Drive, Madison, TN 37115**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **James M. Bianco III, married**, hereinafter grantee, whose tax mailing address is **1314 Coreland Drive, Madison, TN 37115**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, State of Tennessee, described as follows, to wit: Being part of Lot 3 on the Plan of the Lands of N.O. Love, deceased as of record in Minute Book 7, Page 176, County Court for Davidson County, and described according to Survey by John Kohl dated March 18, 1983, as follows: Beginning on the Northerly line of property conveyed to Newman Cheek by deed from K.H. Dodson and wife, of record in Book 772, Page 315, Register's Office for said County, and at a point North 74 Degrees 26.5' West 801.41 feet from the Southeast corner of the original 15-acre tract conveyed to Mrs. W.A. Core by deed from R.E. Love and wife, of record in Book 670, Page 69, said Register's Office; thence with the Northerly margin of said Cheek property, North 74 Degrees 26.5' West 85 feet; thence Northerly 168.22 feet

more or less to the Southerly margin of Coreland Drive; thence with said Coreland Drive South 74 Degrees 32' East 85 feet to a point 812.61 feet West of the Easterly line of said original 15-acre tract as measured along the Southerly margin of Coreland Drive; Thence Southerly 168.22 feet more or less to the beginning. Being the same parcel conveyed to Steady Grace, LLC from Virginia L. Dickson, by virtue of a Deed Dated 4/22/2016, Recorded 4/29/2016, as Instrument No. 20160429-0042047, County of Davidson, State of Tennessee.
Assessor's Parcel No: 051 12 0 052.00
Property Address is: 1314 Coreland Drive, Madison, TN 37115

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20160429-0042047 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 051 12 0 052.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 6.17, 2019:

Steady Grace, LLC

By: James Michael Bianco

Name: _____

Its: Managing member

Steady Grace, LLC

By: Sarah Bianco

Name: _____

Its: Managing member

STATE OF WA
COUNTY OF King
The foregoing instrument was acknowledged before me on 17 JUNE, 2019 by James Michael Bianco and Sarah Bianco its Managing member on behalf of **Steady Grace, LLC** who is personally known to me or has produced _____ 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

SAMUEL L. LOWE JR
NOTARY PUBLIC
COMMISSION EXPIRES
MAY 18, 2021
STATE OF WASHINGTON

State of WA
County of King

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 17 day of June, 2019

Affiant

James Brand

Sarah Susan Brand

Print Name

(Seal)

Notary Public

My commission expires:

5/18/21

Samuel L. Lowe Jr

Print Name

SAMUEL L. LOWE JR
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 18, 2021

True Copy Certification

I, Amy Cox, 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 PA

County of Allegheny

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melanie Miller

*Amy Cox

Notary's Signature

My Commission Expires: 4-27-22

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Melanie Miller, Notary Public
Beaver County
My commission expires April 27, 2022
Commission number 1223686
Member, Pennsylvania Association of Notaries