Karen Johnson Davidson County
Batch# 280410 DEEDWARRSP
09/04/2019 09:22:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20190904-0089008

Commitment Number: TN19100135

After Recording, Please Return To:
Boston National Title Agency, LLC
400 Rouser Road, Bldg.2 -Suite 101
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:
Russell Lloyd Melin and **Mary E. Melin**, 312 Harwich Court Nashville TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
161 10 0B 064.00

SPECIAL WARRANTY DEED

Mary E. Clark NKA Mary E. Melin, hereinafter grantor, whose tax-mailing address is **312 Harwich Court, Nashville, TN 37211**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Russell Lloyd Melin** and **Mary E. Melin**, husband and wife for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **312 Harwich Court, Nashville, TN 37211**, the following real property:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit: Land in Davidson County, Tennessee, being Lot No. 255 on the Plan of Brentwood Summit (Formerly Villages of Brentwood) Second Revision, Phase Six Villages of Brentwood of record in Book 6900, Page 316, Amended in Instrument Number 200000606-0056066, Register's Office for said County. Said Lot No. 255 fronts 33.89 feet on the Westerly margin of Harwich Court and extends back 100.54 feet on the Northerly line and 142.17 feet on the Southerly line to a dead line in the rear, measuring 123.69 feet thereon. Tax ID# 161 10 0B 064.00
Property Address is: 312 Harwich Court, Nashville, TN 37211

Parcel ID: 161 10 0B 064.00

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.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 6-10, 2019:

Mary E Clark NKA Mary E Melin

Mary E. Clark NKA Mary E. Melin

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 6-10, 2019 by **Mary E. Clark NKA Mary E. Melin** 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.

Tonya Greer

Notary Public

Print Name: Tonya Greer

My commission expires: 6/19/2021

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Maximum principal indebtedness for Tennessee recording tax purposes is Ø.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ø.

Subscribed and sworn to before me

This 10 day of June, 2019.

Mary E Clark NKA Mary E Melin
Affiant

Mary E Clark NKA Mary E Melin
Print Name

(Seal)

Tonya Greer
Notary Public

My commission expires:
6.19.21

Tonya Greer
Print Name

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

(To be completed by the Grantee)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 0

Affiant Jennifer W Swisher

STATE OF Pennsylvania
COUNTY OF Alllegheny

The foregoing instrument was acknowledged before me on JUNE 24, 2019 by **Jennifer W. Swisher** who are personally known to me or have produced _____ as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Tracy L Suter
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

220-TN-V3

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 255 on the Plan of Brentwood Summit (Formerly Villages of Brentwood) Second Revision, Phase Six Villages of Brentwood of record in Book 6900, Page 316, Amended in Instrument Number 200000606-0056066, Register's Office for said County.

Said Lot No. 255 fronts 33.89 feet on the Westerly margin of Harwich Court and extends back 100.54 feet on the Northerly line and 142.17 feet on the Southerly line to a dead line in the rear, measuring 123.69 feet thereon.

NOTE: The Property address and tax parcel Identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

Tax ID# 161 10 0B 064.00

Being that parcel of land conveyed to Mary E. Clark from Oliver C. Carmichael, IV, unmarried by that deed dated 3/18/2005 and recorded 4/6/2005 in deed Document No. 20050406-0037693 of the Davidson County, TN public registry.

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True Copy Certification

I, Cheryl L. Bouley, 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 Virginia

County of Henrico

Personally appeared before me, [Name of Notary] Deborah Baldwin, a notary public for this county and state, [name of person making certification] Cheryl L. Bouley 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: 9/30/2019

Notary' Seal (if on paper)

DEBORAH M. BALDWIN NOTARY PUBLIC MY COMMISSION NUMBER 273779 COMMONWEALTH OF VIRGINIA