Karen Johnson Davidson County
Batch# 280427 DEEDQC
09/04/2019 09:31:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190904-0089034

File Number: OS3300-19026527

After Recording, Send To:
TITLE 365 / Recording Department
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:
Cynthia K. Jackson and **Terry A. Eckles**, 2129 Forge Ridge Circle, Nashville, TN 37217-3028

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
135-06-0-A00-80-0CO

QUITCLAIM DEED

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

Cynthia K Eckles who acquired title as Cynthia K. Jackson and **Terry A. Eckles**, now married, hereinafter grantors, whose tax-mailing address is **2129 Forge Ridge Circle, Nashville, TN 37217-3028**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Cynthia K. Eckles** and **Terry A. Eckles**, married, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **2129 Forge Ridge Circle, Nashville, TN 37217-3028**, 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 Lot No. 8, on the Plan of Resubdivision of Lot 1, Forge Ridge, of record in Plat Book 9700, Pages 295-296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Being the same property conveyed from Frank Batson Quality Homes, Inc. to Cynthia K. Jackson and Terry A. Eckles, both unmarried as joint tenants with right of survivorship by deed dated December 7, 1999 and recorded December 15, 1999 in Instrument Number 199912150303503 of Official Records.

APN: 135-06-0-A00-80-0CO
Property Address is: 2129 Forge Ridge Circle, Nashville, TN 37217-3028

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 199912150303503 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 135-06-0-A00-80-0CO

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 Aug 20, 2019:

Cynthia K. Eckles

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Aug 20, 2019 by **Cynthia K. Eckles** who is personally known to me or has produced TN 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.

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

Notary Commission Expires: 02/09/2020

Executed by the undersigned on Aug 20, 2019:

Terry A. Eckles

Terry A. Eckles

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Aug 20, 2019 by **Terry A. Eckles** 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.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

Notary Commission Expires: 02/09/2020

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).