Karen Johnson Davidson County
Batch# 285600 DEEDQC
09/16/2019 08:56:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190916-0093371

File Number: OS3300-19030335

After Recording, Send To:
Title365/ Recording Department
345 Rouser Rd., Bldg 5, Suite 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:
JOSHUA ANDREW HALL and **ANNE LILLIAN HALL**, 870 Beech Bend Drive Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
156-02-0-129-00

QUITCLAIM DEED

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

JOSHUA ANDREW HALL and **ANNE LILLIAN HALL who acquired title as ANNE LILLIAN CASHA**, now a married couple, hereinafter grantors, whose tax-mailing address is **870 Beech Bend Drive Nashville, TN 37221**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **JOSHUA ANDREW HALL** and **ANNE LILLIAN HALL**, husband and wife as tenants by the entirety, hereinafter grantees, whose tax mailing address is **870 Beech Bend Drive Nashville, TN 37221**, 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 land in Davidson County, Tennessee, being Lot No. 629, on the plan of Harpeth Woods, Section of Harpeth Valley Park, of record in Book 4860, page 111, 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 Secretary of Housing and Urban Development to Joshua Andrew Hall and Anne Lillian Casha, both unmarried as tenants in common with rights of survivorship by deed dated September 23,

2015 and recorded September 30, 2015 in Instrument Number 20150930-0099338 of Official Records. APN: 156-02-0-129-00
Property Address is: 870 Beech Bend Drive Nashville, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument Number 20150930-0099338 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 156-02-0-129-00

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 September 9, 2019:

JOSHUA ANDREW HALL

STATE OF Tennessee
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on September 9, 2019 by **JOSHUA ANDREW HALL** who is personally known to me or has produced TN DRIVER License 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.

RHONDA BURGESS HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

Notary Public

Executed by the undersigned on September 9, 2019:

Anne Lillian Hall

ANNE LILLIAN HALL

STATE OF Tennessee
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on September 9, 2019 by **ANNE LILLIAN HALL** who is personally known to me or has produced TN Driver License 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.

RHONDA BURGESS HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

Rhonda Burgess Howse
Notary Public

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 C
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).