Karen Johnson Davidson County
Batch# 290073 DEEDQC
09/24/2019 08:57:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20190924-0096771

Commitment Number: 25497998
Seller's Loan Number: 7003503366

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:**
**Shelby Crutcher** and **Michael Oliveira**, 1529 MCGAVOCK PIKE NASHVILLE, TN 37216

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**072 04 0 221.00**

## 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.

**Shelby Greco, N/K/A Shelby Crutcher, single,** and **Michael Oliveira, single**, whose mailing address is **1529 MCGAVOCK PIKE NASHVILLE, TN 37216**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Shelby Crutcher, a single woman,** and **Michael Oliveira**, a single man, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **1529 MCGAVOCK PIKE NASHVILLE, TN 37216**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**Land in Davidson County, Tennessee, being Lot No. 36 of Block A on the Plan of Inglewood Golf Club Estates of record in Plat Book 843, Page 98, in the Register's Office for Davidson County, Tennessee, and part of Lot No. 23, Block A on the Plat of Inglewood Terrace, of record in 1130, Page 1, Register's Office said County, to which Plan reference is hereby made for a more complete description of the property.**

**Said Lot No. 36, and part of Lot No. 23 are described according to a survey made by Cantrell and Connell, Engineers, on April 3, 1951, as follows:**

**Beginning in the center line of Williams Ferry Road (or McGavock Pike) at the Southwesterly corner of Lot No. 36; thence with the Westerly line of said Lot No. 36, and the extension thereof, 250 feet, more or less, to a point; thence North 57 degrees East 60 feet to a point; thence Southeasterly with the Easterly line of Lot No. 36 and the extension thereof, 253.5 feet, more or less to the center line of Williams Ferry Road; thence with the center line of said Road, Southwesterly 60 feet to the Point of Beginning.**

**Being the same parcel conveyed to Shelby Greco and Michael Oliveira from Jacob Scott Fitzhugh, by virtue of a deed dated 7/24/2018, recorded 7/26/2018, as instrument no. 20180726-0073139 county of Davidson, State of Tennessee.**

**Assessor's Parcel No: 072 04 0 221.00**

**Property Address is: 1529 MCGAVOCK PIKE NASHVILLE, TN 37216**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No.: 20180726-0073139 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 072 04 0 221.00

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 Sept. 13, 2019:

Shelby Crutcher NKA Shelby Greco

~~Shelby~~ Greco,
N/K/A Shelby Crutcher

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Sept 13, 2019 by **Shelby Greco, N/K/A Shelby Crutcher** who is personally known to me or has produced Drivers 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.

Notary Public

Exp: 3.8.2021

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Executed by the undersigned on Sept. 13, 2019:

**Michael Oliveira**

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Sept. 13, 2019 by **Michael Oliveira** who is personally known to me or has produced Drivers 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.

Notary Public

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exp. 3-8-2021

State of Tenn.
County of Davidson

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 13 day of Sept., 2019.

Shelby Crutcher
Affiant

SHELBY CRUTCHER
Print Name




(Seal)

Notary Public

My commission expires:

3-8-2021

Gloria M. Jackson
Print Name

# True Copy Cerification

I, Amy Cox, 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.

*Signature*

State of Pennsylvania

County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
*Notary's Name*

state, Amy Cox, who acknowledges that this certification of an electronic
*Signer's Name*

document is true and correct and whose signature I have witnessed.

*Notary Signature*

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries