Karen Johnson Davidson County
Batch# 337068 DEEDQC
01/02/2020 08:28:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200102-0000081

File Number: OS3300-19046943

After Recording, Send To:

TITLE 365
345 Rouser Road, 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:
Aaron Love IV, 708 LAKERIDGE WAY, NASHVILLE, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 109010A05400CO

QUITCLAIM DEED

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

Aaron Love, IV, now married to **Candice Teresa Grant**, hereinafter grantor, whose tax-mailing address is **708 LAKERIDGE WAY, NASHVILLE, TN 37214**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Aaron Love IV**, married man, hereinafter grantee, whose tax mailing address is **708 LAKERIDGE WAY, NASHVILLE, TN 37214**, 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. 15 on the Plan of Lakeridge, Phase Three, First Revision, of record in Plat Book 9700, Page 373, corrected by Surveyor's Certificate of Correction of record in Book 10435, Page 180, Register's Office for said County, to which reference is hereby made for a more complete description. Being the same property conveyed from William H. Lizor, Jr., unmarried to Aaron Love, IV, an unmarried man by deed dated July 27, 2018 and recorded July 30, 2018 as Instrument Number 20180730-0074017, of official records. APN: 109010A05400CO

Property Address is: 708 LAKERIDGE WAY, NASHVILLE, TN 37214

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20180730-0074017 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 109010A05400CO

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 21st December, 2019:

Aaron Love, IV

STATE OF Georgia
COUNTY OF Cobb

The foregoing instrument was acknowledged before me on 21st December, 2019 by **Aaron Love, IV** who is personally known to me or has produced GA 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.

Trenautica Smith
NOTARY PUBLIC
Cobb County, GEORGIA

Notary Public

Executed by the undersigned on 21st December, 2019:

Candice Grant

Candice Teresa Grant

STATE OF Georgia
COUNTY OF Cobb

The foregoing instrument was acknowledged before me on 21st December, 2019 by **Candice Teresa Grant** who is personally known to me or has produced GA 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

Trenautica Smith
NOTARY PUBLIC
Cobb County, GEORGIA

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).