Karen Johnson Davidson County
Batch# 338523 DEEDQC
01/03/2020 03:33:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200103-0000953

File Number: OS3300-19046010

After Recording, Send To:

TITLE 365
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:
NATISHIA BALLARD and **SEAN BALLARD**, 6415 Futura Ct., Nashville, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
090-12-0-297.00

QUITCLAIM DEED

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

SEAN BALLARD and **NATISHIA BALLARD who acquired title as TISH ANHALT**, now married, hereinafter grantors, whose tax-mailing address is **6415 Futura Ct., Nashville, TN 37209**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to and **SEAN BALLARD** and **NATISHIA BALLARD**, husband and wife, hereinafter grantees, whose tax mailing address is **6415 Futura Ct., Nashville, TN 37209**, 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: Land in Davidson County, Tennessee, being Lot. No. 8 on the Plan of Foundry Heights of record in Plat Book 3600, page 16, Register's Office for said County. Being the same property conveyed from John H. Massey and wife, Corrie T. Massey to Sean Ballard, unmarried and Tish Anhalt, unmarried by deed dated August 22, 2002 and recorded October 28, 2002 as Instrument Number 20021028-0131638, of official records. APN: 090-12-0-297.00
Property Address is: 6415 Futura Ct., Nashville, TN 37209

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at 20021028-0131638 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 090-12-0-297.00

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 12/4, 2019:

SEAN BALLARD

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 4, 2019 by **SEAN BALLARD** 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.

Anne Marie Vaughan
Notary Public

ANNE MARIE VAUGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires 1-3-2023

Executed by the undersigned on 12/4/19, 2019:

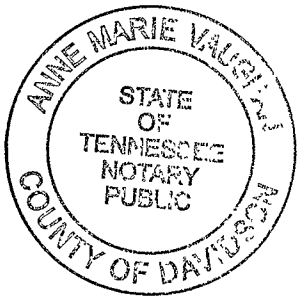
Natishia Ballard

NATISHIA BALLARD

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 4, 2019 by **NATISHIA BALLARD** 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.

Anne Marie Vaughan
Notary Public



My Commission expires 1-3-2023

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).