Karen Johnson Davidson County
Batch# 341408 DEEDQC
01/10/2020 09:39:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200110-0003573

File Number: OS3300-19049087

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:**
**Ronnie Greer, Jr.** and **Taquita Greer**, 528 ROTHWOOD AVE., MADISON, TN 37115

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 052050B00800CO**

## QUITCLAIM DEED

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

**Ronnie Greer, Jr.**, now married to **Taquita Greer**, hereinafter grantor, whose tax-mailing address is **528 ROTHWOOD AVE., MADISON, TN 37115**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Ronnie Greer, Jr.** a married man, hereinafter grantees, whose tax mailing address is **528 ROTHWOOD AVE., MADISON, TN 37115**, 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 Madison, County of Davidson, State of TN, and is described as follows:**

**Being Lot No. 5 on the Plan of Pharris Place Subdivision, Phase Three, as shown by plat of record in Instrument Number 20060324-0033840, of the Register's Office of Davidson County, Tennessee.**

**Being the same property conveyed from Danny Roark DBA Danny Roark Custom Built Homes to Ronnie Greer, Jr., unmarried by deed dated April 5, 2007 and recorded April 19, 2007 as Instrument Number 20070419-0046839, of official records.**

**APN: 052050B00800CO**

**Property Address is: 528 ROTHWOOD AVE., MADISON, TN 37115**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument Number 20070419-0046839 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 052050B00800CO

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 December 16th, 2019:

**Ronnie Greer, Jr.**

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 16, 2019 by **Ronnie Greer, Jr.** 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
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Anne Marie Vaughan
Notary Public

My Commission Expires: 01/03/23

Executed by the undersigned on December 16, 2019:

**Taquita Greer**

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 16, 2019 by **Taquita Greer** 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
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Anne Marie Vaughan
Notary Public

My Commission Expires: 01/03/23

## 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).