Karen Johnson Davidson County
Batch# 344670 DEEDQC
01/17/2020 08:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200117-0006105

File Number: 1940860R

After Recording Return To:
Avenue 365 Lender Services, LLC
401 Plymouth Road, Suite 420
Plymouth Meeting, PA 19462

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:
Chris Llewellyn and **Gabriella Llewellyn**, 2011 Forrest Green Drive, Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
073 13 0 219.00

QUITCLAIM DEED
Exempt from recordation tax. Tenn. Code Sec. 67-4-409 (a) (3)(A)(i)

Chris Llewellyn married to **Gabriella Llewellyn**, whose mailing address is **2011 Forrest Green Drive, Nashville, TN 37216**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Chris Llewellyn** and **Gabriella Llewellyn**, husband and wife as tenants by the entireties, hereinafter grantees, whose tax mailing address is **2011 Forrest Green Drive, Nashville, TN 37216**, the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 131, ON THE PLAN OF SECTION THREE, HENDERSON GARDENS, OF RECORD IN PLAT BOOK 3600, PAGE 27, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

PARCEL ID: 073 13 0 219.00

Property Address is: 2011 Forrest Green Drive, Nashville, TN 37216

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a, recorded at 20150803-0076628 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 073 13 0 219.00

Executed by the undersigned on JANUARY 10, ~~2019.~~ 2020 CL GL

Chris Llewellyn

Gabriella Llewellyn

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 10, ~~2019~~ 2020 by **Chris Llewellyn** and **Gabriella Llewellyn** who are personally known to me or have produced driver's license and passport respectively as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

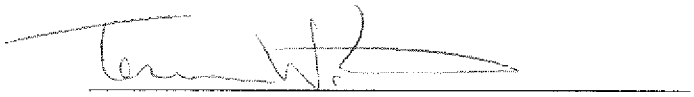
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

MY COMMISSION EXPIRES NOVEMBER 20, 2022

True Copy Certification

I, ____Terence Watson_____, do hereby make oath that I am a licensed attorney and/or the 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 ____Montgonmery_____

Personally appeared before me, Shawnna Leigh Sorenson, a notary public for this county and state, Terence Watson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: _____

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries