CE2001-TN-3644945

# SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 361174 DEEDWARRSP
02/21/2020 10:47:30 AM 4 pgs
Fees: $23.00 Taxes: $1,391.20
20200221-0019422

STATE OF NEW JERSEY
COUNTY OF MIDDLESEX
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $376,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF February 2020

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Marilyn Arent
Notary Public
New Jersey
My Commission Expires 07/27/2022
No. 2102589

**THIS INSTRUMENT WAS PREPARED BY:** Premium Title Services, Inc.
1000 Abernathy Road NE, Suite 200, Atlanta, GA 30328

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS: |
|---|---|---|
| John R Gorman<br><br>718 Tuxford Turn, Westfield, NJ 07090 | John R Gorman<br><br>718 Tuxford Turn<br>Westfield, NJ 07090 | 10304016800 |

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy Six Thousand Dollars and No Cents and No/100 Dollars ($376,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2003-11, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **John R Gorman, A Married Person, Taking as separate property,** whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

**Please see attached Exhibit "A"**

THIS CONVEYANCE IS SUBJECT TO: Current years taxes which have been prorated and assumed by the Grantee (s); All restrictions of record; All easements of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This improved property known as: 4506 Nebraska Avenue, Nashville, TN 37209-4762

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **John R Gorman, A Married Person, Taking as separate property,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2003-11** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **John R Gorman, A Married Person, Taking as separate property,** his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2003-11**,has executed this deed this the 5 day of February, 2020.

**"DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-11"**

Samuel E Moreno Jr

**By: PHH Mortgage Corporation, as its Attorney In Fact**

Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☑ Physical Presence or ☐ online notarization Daniel Grafton, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Samuel E Moreno Jr (Name) as Contract Management Coordinator (Title), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an authorized signatory of PHH Mortgage Corporation, as attorney in fact of said **"DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-11.**

Witness my hand and Notarial Seal this 5 day of February, 2020.

Personally Known To Me DG 2/5/2020

Daniel Grafton

Notary Public

My Commission expires: —

POA recorded simultaneously herewith.

Notary Public State of Florida
Daniel Grafton
My Commission GG 119278
Expires 06/27/2021

**RETURN TO:**
John R Gorman
718 Tuxford Turn
Westfield, NJ 07090

**EXHIBIT "A"**

**LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING LOT NUMBERED "TEN" AND THE WESTERN 10 FEET OF LOT NUMBERED "NINE" IN BLOCK 12, SYLVAN PARK PLAN, A PLAT OF WHICH IS OF RECORD IN BOOK 332, PAGE 104, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. SAID LOT FRONTS 60 FEET ON THE NORTH SIDE OF 8TH AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.**

Being Property Conveyed by Substituted Trustee Deed from Jerry A. Bridenbaugh, as agent for Substitute Trustee to Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2003-11, recorded April 2, 2019, instrument number 201904020029906 in , Davidson County, Tennessee.

I, Jason McKain, 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 GA

County of Fulton

Personally appeared before me, Christine MacDonald, a notary public for this county and state, Jason McKain, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTINE MACDONALD NOTARY PUBLIC FULTON COUNTY, GA My Comm. Exp. Nov. 7, 2021

Notary's Signature

MY COMMISSION EXPIRES: 11/7/2021.

Notary's Seal (If on paper)

(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 registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).