Karen Johnson Davidson County
Batch# 375523 DEEDQC
03/20/2020 02:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200320-0030929

File Number: ES3910-20001691

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:
Nicholas F. Zielony and **Lindsey C. Noll**, 2502 Timwood Drive, Nashville, TN 37214-1424

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
073-03-0-082.00

QUITCLAIM DEED

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

Nicholas F. Zielony, a married man who acquired title as a single man, hereinafter grantor, whose tax-mailing address is **2502 Timwood Drive, Nashville, TN 37214-1424**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Nicholas F. Zielony** and **Lindsey C. Noll**, husband and wife as joint tenants, hereinafter grantees, whose tax mailing address is **2502 Timwood Drive, Nashville, TN 37214-1424**, 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. 24 on the Plan of Section One, Sutherland Heights of record in Book 2663, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. APN: 073-03-0-082.00 Being the same property conveyed from Jay C. Denslow and Rebecca Fay Denslow, husband and wife to Nicholas F. Zielony, a single man by deed dated October 13, 2017 and recorded October 19, 2017 in Instrument Number 20171019-0107164 of Official Records.

Property Address is: 2502 Timwood Drive, Nashville, TN 37214-1424

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20171019-0107164 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 073-03-0-082.00

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 13 MARCH, 2020:

Nicholas F. Zielony

STATE OF Florida
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me on 13 MARCH, 2020 by **Nicholas F. Zielony** who is personally known to me or has produced Driver 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

DIANNE CORVELLO
NOTARY PUBLIC • STATE OF FLORIDA
COMMISSION # 144522
My Commission Expires 07/23/2022

State of Florida
County of Pinellas

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 324,500 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 13 day of March, 20 20.

Affiant

Nicholas F Zielony
Print Name

DIANNE CORVELLO
NOTARY PUBLIC · STATE OF FLORIDA
COMMISSION # 144522
My Commission Expires 07/23/2022

(Seal)

Notary Public

My commission expires:

7/23/2022

Dianne Corvello, Notary
Print Name

CTIC# _____

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).