Karen Johnson Davidson County
Batch# 431605 DEEDQC
07/07/2020 11:30:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200707-0073017

File Number: OS3300-20029720

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:
Charles Frederick Spainhour and **Shelley Ploch Spainhour**, 411B N 16TH STREET, NASHVILLE, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
083-10-0-017-00

QUITCLAIM DEED

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

Charles Frederick Spainhour, who took title as an unmarried man, now married to Shelley Ploch Spainhour, hereinafter grantors, whose tax-mailing address is **411B N 16TH STREET, NASHVILLE, TN 37206**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Charles Frederick Spainhour** and **Shelley Ploch Spainhour**, husband and wife, hereinafter grantees, whose tax mailing address is **411B N 16TH STREET, NASHVILLE, TN 37206**, 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. 1 on the Final Plat, Revised Lots 253, 254 and 255, McEwen Place, of record as Instrument No. 20110902-0068250, Register's Office for Davidson County, Tennessee. Being the same property conveyed from Stacy Nadler and Gary Ward, wife and husband to Charles Frederick Spainhour, an unmarried man by deed dated March 24, 2017 and recorded March 29, 2017 as Instrument Number 20170329-0030706 of official records.

APN: 083-10-0-017-00
Property Address is: 411B N 16TH STREET, NASHVILLE, TN 37206

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument Number 20170329-0030706 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 083-10-0-017-00

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 6-25, 2020:

Charles Frederick Spainhour

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 6-25-, 2020 by **Charles Frederick Spainhour** 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.

Notary Public

CARL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HUMPHREYS

Executed by the undersigned on 6-25, 2020:

Shelley Ploch Spainhour

Shelley Ploch Spainhour

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 6-25, 2020 by **Shelley Ploch Spainhour** 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.

Notary Public

CARL HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HUMPHREYS

State of Tennessee
County of Davidson

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 $ 0 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 25 day of June, 2020.

Shelley Ploch Spainhour

Affiant

Shelley Ploch Spainhour

Charles Frederick Spainhour
Print Name

(Seal)

Notary Public

My commission expires:

11-21-2021

Carl Hooper
Print Name

CTIC# _____

CARL HOOPER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF HUMPHREYS

Tennessee Certification of Electronic Document

I, Auburn R Carnegie, 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.

Signature

State of PA

County of Allegheny

Personally appeared before me, Tina Darick, a notary public for this county and state,
Notary's Name

Auburn R Carnegie, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 2-10-2021

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
TINA M DARICK
Notary Public
FINDLEY TWP. ALLEGHENY COUNTY
My Commission Expires Feb 10, 2021

NOTARIAL SEAL
TINA M DARICK
Notary Public
FINDLEY TWP. ALLEGHENY COUNTY
My Commission Expires Feb 10, 2021

(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).

SA0241

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