Karen Johnson Davidson County
Batch# 435853 DEEDQC
07/13/2020 10:16:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200713-0076086

File Number: OS3220-20003223

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:
Bethel L. Coleman and **Jeffrey Roche**, 541 Wedgewood Ave., Nashville, TN 37203

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 105113A00100CO

QUITCLAIM DEED

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

Bethel L. Coleman, now married to **Jeffrey Roche**, hereinafter grantor, whose tax-mailing address is **541 Wedgewood Ave., Nashville, TN 37203**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Bethel L. Coleman**, a married woman, hereinafter grantees, whose tax mailing address is **541 Wedgewood Ave., Nashville, TN 37203**, 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 situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants conditions and Restrictions for 541 Wedgewood Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160506-0045095 in the Register's Office of Davidson, Tennessee. Being the same property conveyed from Capital Invest, LLC, a Tennessee limited liability company to Bethel L. Coleman, single woman by deed dated May 31, 2017 and recorded June 2, 2017 as Instrument Number 20170602-0054974, of official records. APN: 105113A00100CO
Property Address is: 541 Wedgewood Ave., Nashville, TN 37203

Executed by the undersigned on 6/23, 2020:

Bethel L. Coleman

Bethel L. Coleman

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 23, 2020 by **Bethel L. Coleman** 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.

QUENTIN ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of RUTHERFORD

Notary Public

My Comm. Expires May 15, 2021

Executed by the undersigned on June 23, 2020:

Jeffrey Roche

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 23, 2020 by **Jeffrey Roche** 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
My Comm. Expires May 15, 2021

QUENTIN ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD

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 $ 0.00 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 23rd day of June, 2020.

Bethel I. Coleman
Affiant

Bethel I. Coleman
Print Name

QUENTIN ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of RUTHERFORD
(Seal)

Quentin Isabell
Notary Public

My commission expires:

May 15, 2021

Quentin Isabell
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Auburn R Carnegie, 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.

Signer's Name

Signature

State of PA

County of Allegheny

Personally appeared before me, Jennifer L. Lander, a notary public for this county and state, Auburn R Carnegie, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

(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
00569731