Karen Johnson Davidson County
Batch# 456695 DEEDQC
08/13/2020 03:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200813-0091002

Commitment Number: FS200411129

After Recording, Send To:

First Source Title Agency, Inc
12000 Snow Road, Suite 8
Parma, Ohio 44130

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:
Rachel M. Wein, 1004 Elvira Avenue, Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 07206012800

QUITCLAIM DEED

Michele K. Sackheim married to **Joseph Wein**, hereinafter grantor, of **Davidson County, Tennessee,** for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Rachel M. Wein,** hereinafter grantee, whose tax mailing address is **1004 Elvira Avenue, Nashville, TN 37216**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described land, Situated in the County of Davidson, State of Tennesse: Land in Davidson County, Tennessee, being parts of Lots "F" and "G" or Lot 10 on the corrected Plan of E. J. Childer's Subdivision of the J. H. Ambrose Tract, as of record n Book 332, Page 134, Register's Office for Davidson County, Tennessee. Beginning at a point n the Southerly side of Elvira Avenue, 96 1/2 feet East of the Southeast corner of Elvira Avenue and Anderson Place; running thence South and parallel with said Anderson Place 180 feet, more or less; thence East 48 feet to a point; thence North and parallel with said Anderson Place 180 feet, more or less, to a point in the Southerly margin of Elvira Avenue; thence West with the Southerly margin of Elvira Avenue, to the point of beginning.
Property Address is: 1004 Elvira Avenue, Nashville, TN 37216

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20180711-0067004 recorded at Book _____, Page _____ in the Register's Office of Davidson County, Tennessee.

Parcel ID: 07206012800

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 June 5, 2020:

Michele K. Sackheim		**Joseph Wein**

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on June, 5th, 2020 by **Michele K. Sackheim** and **Joseph Wein,** who are personally known to me or have produced DRIVER'S LICENSES 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

OFFICIAL SEAL
OLHA VRZHEZHEVSKA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires June 26, 2023

State of ILLINOIS
County of COOK

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 $ 60 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 5 day of June, 20 20.

OFFICIAL SEAL
OLHA VRZHEZHEVSKA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires June 26, 2023

Affiant

Michele Sackheim
Print Name

(Seal)

Notary Public

My commission expires:

06/26/2023

OLHA VRZHEZHEVSKA
Print Name

CTIC# _____

ROSENBERG LPA
ATTORNEYS AT LAW

May 28, 2020

Commitment Number: FS200411129
Property Address: 1004 Elvira Avenue, Nashville, TN 37216

Grantee(s): **Rachel M. Wein**

Re: Deed Prepared for Michele K. Sackheim and Joseph Wein and Rachel M. Wein

For Preparation of a Deed for Michele K. Sackheim and Joseph Wein and Rachel M. Wein

$ 75.00

PLEASE REMIT BY MAIL TO:
ROSENBERG LPA
P.O. BOX 29000

True Copy Certification

I, Megan McNamara, 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.

Megan McNamara
Signature

State of Ohio

County of Cuyahoga

Personally appeared before me. Heidi Meehan , a notary public for this county and state, Megan McNamara who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heidi Meehan
Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)



HEIDI A. MEEHAN
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 7/22/2024