Karen Johnson Davidson County
Batch# 463637 DEEDQC
08/26/2020 08:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200826-0096378

File Number: 2077502R

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

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:
Renda A. Waters and **John Waters**, 2164 Rock City Street, Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
072 11 0 294.00

QUITCLAIM DEED
Exempt from State Recordation Tax. Tenn. Code Sec. 67-4-409 (a)(3)(A)(i)

Renda A. Waters, married to grantee, whose mailing address is **2164 Rock City Street, Nashville, TN 37216**, hereinafter grantor, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Renda A. Waters** and **John Waters**, wife and husband, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **2164 Rock City Street, Nashville, TN 37216**, the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 31 ON THE PLAN OF W.J. MYERS SUBDIVISION OF MAXEY'S ADDITION TO BROWNSVILLE, OF RECORD IN BOOK 332, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 31 FRONTS 50 FEET ON THE WESTERLY SIDE OF ROCK CITY AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

BEING THE SAME PREMISES CONVEYED UNTO RENDA A. WATERS, MARRIED , BY VIRTUE OF QUIT CLAIM DEED FROM RENDA A. SCRUGGS, N/K/A RENDA A. WATER, MARRIED, DATED JUNE 16, 2015, RECORDED JUNE 26, 2015, IN INSTRUMENT: 20150626-0061653.

PARCEL ID: 072 11 0 294.00
Property Address is: 2164 Rock City Street, Nashville, TN 37216

Executed by the undersigned on August 14, 2020:

Renda A. Waters

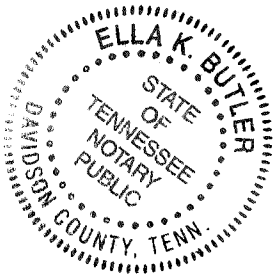
Renda A. Waters

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 14, 2020 by **Renda A. Waters** who is personally known to me or has produced TN Driver Lic 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.

Ella K. Butler
Notary Public

MY COMMISSION EXPIRES:
9/9/2020



STATE OF PA
COUNTY OF MONTGOMERY

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 $1.00 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 14TH day of AUGUST, 2020.

Affiant

TERENCE WATSON
Print Name

(Seal)

Notary Public

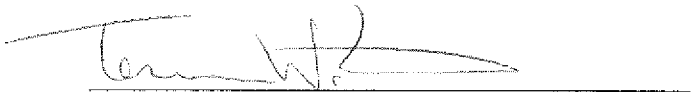
My commission expires:

05/17/2023

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries

True Copy Certification

I, ____Terence Watson_____, 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.

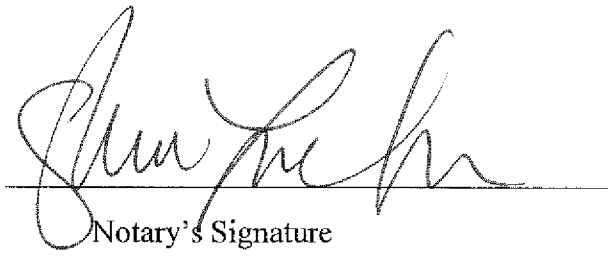


Signature

State of ___Pennsylvania_____

County of ____Montgonmery_____

Personally appeared before me, Shawnna Leigh Sorenson, a notary public for this county and state, Terence Watson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: _____

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries