Karen Johnson Davidson County
Batch# 496720 DEEDQC
10/15/2020 03:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201015-0120337

Commitment Number: TN20101817

After Recording, Send To:
CrossCountry Mortgage, LLC
Attn: Final Document Department
6850 Miller Road Brecksville, OH 44141

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. File Number: TN20101817.

New Property Owner/Mail Tax Statements To:
David R. McMullin and **Leah McMullin,** **1712 Litton Avenue NAshville, TN 37216**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
072-12-0-320-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(3)(A)(i): creation of a tenancy by the entirety by the conveyance from one spouse to the other

David R. McMullin, now married, hereinafter grantor, whose tax-mailing address is **1712 Litton Avenue Nashville, TN 37216** for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **David R. McMullin** and **Leah McMullin**, husband and wife, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **1712 Litton 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 REAL ESTATE, SITUATED AND BEING LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING LOT NO. 102 AND 103 ON THE PLAN OF RIVERSIDE DRIVE SUBDIVISION, OF RECORD IN BOOK 974, PAGES 60 AND 61, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. SAID LOTS NOS 102 AND 103 ADJOIN AND FRONT 100 FEET ON THE SOUTH SIDE OF LITTON AVENUE AND RUNS BACK BETWEEN PARALLEL LINES

150 FEET TO A DEAD LINE. Tax ID: 072-12-0-320-00
Property Address is: 1712 Litton Avenue Nashville, TN 37216

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20090408-0032206 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 072-12-0-320-00

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 September 24, 2020:

David R. McMullin

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on September 24, 2020 by **David R. McMullin** 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

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Commission expires: 7/9/2024

State of TN
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 24 day of September, 2020.

Affiant

David R McMullin
Print Name

(Seal) ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Ella K. Butler
Notary Public

My commission expires:

09/09/2024

Ella K. Butler
Print Name

CTIC# _____

True Copy Certification

I, LAURA SUSNJER, 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 ALLEGHENY

Personally appeared before me, [Name of Notary], TRACY L SUTER a notary public for this county and state, [name of person making certification] LAURA SUSNJER 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: 10-24-21

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES