Karen Johnson Davidson County
Batch# 512601 DEEDQC
11/09/2020 02:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201109-0131754

File Number: 2091727R

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:
Nancy Marshall Livingston, 614 Village Court, Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
094 01 0 481.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Nancy Marshall Livingston, A/K/A, Nancy ~~Marshall~~ Livingston, single, whose mailing address is **614 Village Court, Nashville, TN 37206**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Nancy Marshall Livingston, single**, hereinafter grantee, whose tax mailing address is **614 Village Court, Nashville, TN 37206**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF RESUBDIVISION/PARTITION LOT 418, PART OF CLOSED ALLEY, PLAT OF EDGEFIELD LAND CO'S FOURTH SUBDIVISION, BOOK 57, PAGE 153, R.O.D.C., TN AND PART OF RESERVED PARCEL, SHELBY VILLAGE #2, BOOK 1835, PAGE 48, R.O.D.C., TN, AND OF RECORD IN INSTRUMENT NO. 20130808-0083336, IN THE REGISTER'S OFFICE FOR DAVIDSON

COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. BEING THE SAME PREMISES CONVEYED UNTO NANCY LIVINGSTON, UNMARRIED, BY VIRTUE OF WARRANTY DEED FROM D222, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED OCTOBER 31, 2014, RECORDED NOVEMBER 10, 2014, IN INSTRUMENT: 20141110-0103783.
Property Address is: 614 Village Court, Nashville, TN 37206

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20141110-0103783 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 094 01 0 481.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 10/26, 2020:

Nancy Marshall Livingston, A/K/A, Nancy ~~Marshall~~ Livingston

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 10/26, 2020 by **Nancy Nancy Marshall Livingston, A/K/A, Nancy ~~Marshall~~ Livingston** who is personally known to me or has produced TN Driver's 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.

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES
9/6/2022

202011090131754

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 is $0.00.

Subscribed and sworn to before me

This 26th day of October, 2020.

Affiant

Nancy Marshall Livingston
Print Name

(Seal)

Notary Public

My commission expires:

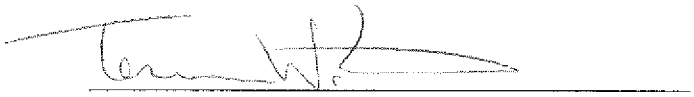
9/6/2022
J.E.

James Everett
Print Name

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

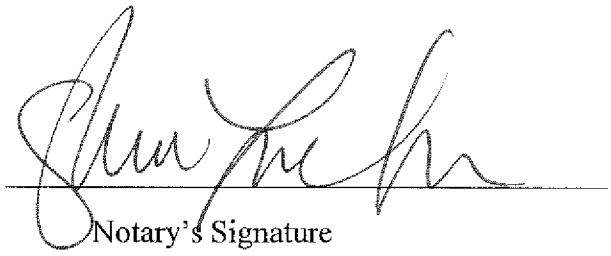


Signature

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