Karen Johnson Davidson County
Batch# 575428 DEEDQC
02/23/2021 09:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210223-0021648

File Number: ORG-36259

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 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:
CATHERINE A. WHITE AND JERARD S. WHITE, wife and husband as joint tenants,
309 LYNN DR , Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
14701011500

QUITCLAIM DEED

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

CATHERINE A. WHITE who acquired title as CATHERINE A. SCHMIDT, now married, hereinafter grantor, whose tax-mailing address is **309 LYNN DR, Nashville, TN 37211**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **CATHERINE A. WHITE** and **JERARD S. WHITE, wife and husband as joint tenants**, hereinafter grantee, whose tax mailing address is **309 LYNN DR, Nashville, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 368 ON THE PLAN OF SECTION 3, CALDWELL HALL, OF RECORD IN BOOK 2900, PAGE 131, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF. Being the same premises conveyed from BENJAMIN W. GREEN and from AMY B. GREEN to CATHERINE A. SCHMIDT in a deed dated 07/13/2006 and recorded date 07/18/2006 in Instrument Number 20060718-0086572 of the official records. APN: 14701011500

Property Address is: 309 LYNN DR, Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument Number 20060718-0086572 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 14701011500

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 February 4, 2021:

Catherine A. White who acquired title as Catherine A. Schmidt

CATHERINE A. WHITE who acquired title as CATHERINE A. SCHMIDT

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 4, 2021 by **CATHERINE A. WHITE who acquired title as CATHERINE A. SCHMIDT** 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 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $0.00 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 4th day of February, 20 21.

Jerard S. White
Affiant

Jerard S. White
Print Name

(Seal) ANNE COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires:

11-6-2023

Anne Collins
Print Name

CTIC# N/A

Tennessee Certification of Electronic Document

I, Auburn R Carnegie, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 PA

County of Allegheny

Personally appeared before me, Jennifer L. Lander, a notary public for this county and state,
Notary's Name

Auburn R Carnegie, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Jennifer L Lander
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
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