Karen Johnson Davidson County
Batch# 745240 DEEDQC
10/27/2021 01:54:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20211027-0144461

Commitment Number: TN21103655

After Recording, Send To:

Boston National Title LLC
400 Rouser Rd. Bldg. 2 Suite 101
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170. File Number: TN21103655.

New Property Owner/Mail Tax Statements To:
Teresa D. Crouse, 7277 Charlotte Pike 315, Nashville, TN 37209-505

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 114080C14500CO

QUITCLAIM DEED

Joel C. Crouse and **Teresa D. Crouse**, hereinafter grantors, whose tax-mailing address is **7277 Charlotte Pike 315, Nashville, TN 37209-505**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Teresa D. Crouse**, hereinafter grantee, whose tax mailing address is **7277 Charlotte Pike 315, Nashville, TN 37209-505**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT. BEING UNIT 141 ON THE PLAN OF WEST PARK PHASE 3, OF RECORD AS INSTRUMENT #20060202-0012968, AS FURTHER SET OUT IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WEST PARK HOMEOWNERS' ASSOCIATION OF RECORD IN INSTRUMENT #20040304-0024541, AS AMENDED BY FIRST AMENDMENT AND SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND BY-LAWS FOR WEST PARK HOMEOWNER'S ASSOCIATION INC., OF RECORD AS INSTRUMENT #20041221-0151636, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ALSO AMENDED IN INSTRUMENT #20060202-0013378, AND AS FURTHER SET OUT ON A PLAN OF WEST PARK, PHASE 2

OF RECORD AS INSTRUMENT #20060202-0013378, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. Tax ID: 114-08-0C-145-00
Property Address is: 7277 Charlotte Pike 315, Nashville, TN 37209-505

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20070426-0049827 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 114080C14500CO

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 _____, 20____:

Joel C. Crouse

STATE OF TENNESSEE
COUNTY OF MADISON

The foregoing instrument was acknowledged before me on April 30, 2021 by **Joel C. Crouse** who are personally known to me or have produced his drivers license 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

TRACY A. JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON

Executed by the undersigned on _____, 20____:

_____

Teresa D. Crouse

STATE OF Pennsylvania
COUNTY OF Westmoreland

The foregoing instrument was acknowledged before me on October 5, 2021 **Teresa D. Crouse** who are personally known to me or have produced Driver's License 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.

Liudmila Yakimova
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Liudmila Yakimova, Notary Public
Allegheny County
My commission expires November 4, 2023
Commission number 1360175
Member, Pennsylvania Association of Notaries

State of PENNSYLVANIA_

County of ALLEGHENY__

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, **whichever is greater**, is 1.00

Affiant:

Subscribed and sworn to before me,

This 27 day of July, 2021.

Notary Public Pamuela L. Wood

My Commission expires: 2-7-2025

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462

True Copy Certification
State of Tennessee

I, AARON AVERY, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 6th, 2021

Aaron Avery

Affiant Signature

10/6/21

Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 6th day of October, 2021.

Pamuela L. Wood

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462