BILL GARRETT, Davidson County
Trans:T20130005651 DEEDQC
Recvd: 01/22/13 09:41 5 pgs
Fees:27.00 Taxes:0.00
20130122-0006701

Commitment Number: 325148
Seller's Loan Number: 8000265140

After Recording Return To:
NationalLink
300 Corporate Center Drive, Suite 300
Moon Twp, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
Douglas Portell, 5878 BRENTWOOD TRCE, BRENTWOOD, TN 37027-4659

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 160140B17400C0
Exempt from transfer tax as a deed given without consideration. Code Section 67-4-409(a)(4)

QUITCLAIM DEED

Douglas Portell, married and Paige Portell, who acquired title as an unmarried woman, now married, as joint tenants with rights of survivorship, who declare this to be a conveyance of property that is not their homestead, whose mailing address is **5878 BRENTWOOD TRCE BRENTWOOD TN 37027-4659**, hereinafter grantors, for $1.00 (One Dollar and no Cents) in consideration paid, grant and quitclaim to **Douglas Portell**, married, hereinafter grantee, whose tax mailing address is **5878 BRENTWOOD TRCE, BRENTWOOD, TN 37027-4659**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that certain Condominium Unit situated in the County of Davidson, State of Tennessee, being known and designated as Unit No. 5878 on the Plan of Condominium site of Brentwood Trace Condominiums of record in Book 5200, Page 261, said Register's Office, to which Plan reference is hereby made for a more complete description.

Being the same property as conveyed from Lauren O. Wisniewski n/k/a Lauren Allred, unmarried to Douglas Portell, married and Paige Portell, unmarried, as joint tenants with rights of survivorship, as described in Instr.#20060124-0009010, Dated 01/13/2006, Recorded 01/24/2006, in DAVIDSON County Records.
Tax ID:160140B17400C0

Property Address is: 5878 BRENTWOOD TRCE, BRENTWOOD, TN 37027-4659

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.

~~TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.~~

Executed by the undersigned on Sept 21, 2012:

Doug Portell - 11/14/12.
Douglas Portell

Paige Portell
Paige Portell

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on Sept 21, 2012 ~~by **Douglas Portell,**~~ _____, **Paige Portell**, Paige Portell, who are personally known to me or have produced 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.

Marilyn Duncan
Notary Public Marilyn Duncan
Notary Public

MARILYN DUNCAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Kansas
County of Johnson } ss.

On this the 14 (Day) day of November (Month), 2012 (Year), before me, Karen S. Brady (Name of Notary Public), the undersigned Notary Public, personally appeared Douglas Portell (Name(s) of Signer(s)),

☐ personally known to me – **OR** –

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

KAREN S. BRADY
Notary Public
State of Kansas
My Commission Expires 8/19/2015

Karen S. Brady
Signature of Notary Public

Other Required Information (Printed Name of Notary, Residence, etc.)

Place Notary Seal and/or Any Stamp Above

OPTIONAL

Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed
21 Sept 2012 for Paige Portell
Document Date: 14 Nov 2012 Number of Pages: 3
Signer(s) Other Than Named Above: Paige Portell (4 completing this Acknowledgment)

Right Thumbprint of Signer
Top of thumb here

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Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 100, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 21 day of Sept., 20 12.



(Seal)

Paige Portell
Affiant

Paige Portell
Print Name

Notary Public

My commission expires:

12/10/12

Marilyn Duncan
Print Name

Exhibit "A"
Legal Description

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