Davidson County DEEDQC
Recvd: 12/28/16 13:02 4 pgs
Fees:22.00 Taxes:0.00
20161228-0136326

Commitment Number: 21588313
Seller's Loan Number: 7001346606

After Recording Return To:

Record and Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, 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:
LINDSEY WOLF JARVIS and **JAMES CODY JARVIS**, 1010 ASHMORE ROAD, NASHVILLE, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
161-06-0-A03-70-0CO

QUITCLAIM DEED

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.

LINDSEY WOLF, N/K/A LINDSEY WOLF JARVIS and **JAMES CODY JARVIS**, wife and husband, whose mailing address is **1138 Sheraton Drive, Cookeville, TN 38501**, hereinafter grantor, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **LINDSEY WOLF JARVIS** and **JAMES CODY JARVIS**, wife and husband, as joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is **1010 ASHMORE ROAD, NASHVILLE, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described property: Land in Davidson County, Tennessee being Unit 37 on the plan of Oakhill Townhomes, Phase 1, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20070614-0071397, Register's Office for Davidson County,

True Copy Certification

I, APRIL K. LUCAS, 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.

April K. Lucas
Signature

State of PA

County of Beaver

Melanie Miller
Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

* April K Lucas

Notary's Signature

My Commission Expires: 4-27-2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof. Being the same parcel conveyed to Lindsey Wolf and Alan Scott Wolf from Centex Homes, a Nevada general partnership, by virtue of a deed dated 7/25/2008, recorded 8/4/2008, in deed as Instrument no. 20080804-0080196 County of Davidson, State of Tennessee. Assessor's Parcel No: 161-06-0-A03-70-0CO
Property Address is: 1010 ASHMORE ROAD, NASHVILLE, TN 37211

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.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20080804-0080196 recorded at Book _____, Page _____ in the Register's Office of Davidson County, Tennessee.

Parcel ID: 161-06-0-A03-70-0CO

Executed by the undersigned on Dec. 12, 2016:

Lindsey Wolf, N/K/A Lindsey Wolf Jarvis

LINDSEY WOLF, N/K/A LINDSEY WOLF JARVIS/ JAMES CODY JARVIS

JAMES CODY JARVIS

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Dec. 12, 2016 by **LINDSEY WOLF, N/K/A LINDSEY WOLF JARVIS** and **JAMES CODY JARVIS** who is personally known to me or has produced 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.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Comm. Expires
January 29, 2020

Jana Drury
Notary Public