Davidson County DEEDQC
Recvd: 06/07/17 08:14 4 pgs
Fees:22.00 Taxes:0.00
20170607-0056739

Commitment Number: 22281610

After Recording 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:
Eugene Taylor Wheeler and **BENNY SALTER**, 2116 Grantland Ave., Nashville TN 37204

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
105-10-0-321

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.

Eugene Taylor Wheeler, grantor, a married person, whose mailing address is **2116 Grantland Ave., Nashville TN 37204**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Eugene Taylor Wheeler** and **Benny Salter, a married couple**, hereinafter grantees, whose tax mailing address is **2116 Grantland Ave., Nashville TN 37204**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Situated in the City of Nashville, County of Davidson and State of Tennessee. Being Lot Number 5, Block 10, Yarbrough's Subdivision of Woodland, as of record in Book 161, Page 87, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description. Being the same property conveyed to Eugene Taylor Wheeler, unmarried from Heather Claire Swain, unmarried, dated 04/29/2004, recorded 04/30/2004, deed doc no. 20040430-0049554, County of Davidson, State of Tennessee. Assessor's Parcel No: 105-10-0-321
Property Address is: 2116 Grantland Ave., Nashville TN 37204

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 20040430-0049554 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 105-10-0-321

Executed by the undersigned on 5/31, 2017:

Eugene Taylor Wheeler

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 31, 2017 by **Eugene Taylor Wheeler** 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

Notary Public

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 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 31 day of May, 2017.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

(Seal) My Comm. Expires January 29, 2020

Eugene Taylor Wheeler
Affiant

Eugene Taylor Wheeler
Print Name

Jana Drury
Notary Public

My commission expires:

01-29-20

Jana Drury
Print Name

True Copy Certification

I, Jaime L. Petrosky, 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.

Jaime L. Petrosky
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Jaime L. Petrosky, 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: 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