Davidson County DEEDQC
Recvd: 07/31/17 15:41 3 pgs
Fees:17.00 Taxes:0.00
20170731-0077592

Commitment Number: 22505249

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:
James S. Thielmann and **Victoria L. Thielmann**, 1063 Downswick Drive, San Jose, CA 95136

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.

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
117 02 0 113.00

QUITCLAIM DEED

James S. Thielmann and **Victoria L. Thielmann**, a married couple, whose mailing address is **1063 Downswick Drive, San Jose, CA 95136**, hereinafter grantors, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **James S. Thielmann** and **Victoria L. Thielmann**, a married couple, as tenants by the entireties, hereinafter grantees, whose tax mailing address is **1063 Downswick Drive, San Jose, CA 95136**, 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 Lot No. 9 of Block 4 on the plan of development of The Stokes Tract, of record in Book 974, Page 24, Register's Office for Davidson County, Tennessee. Said Lot No. 9 of Block 4 fronts 100 feet on the westerly margin of Wortham Avenue formerly Midland Avenue and extends back 165 feet on the northerly line and 177 feet on the southerly line to a dead line in the rear, measuring 100 feet thereon. Being the same parcel conveyed to James S. Thielmann and Victoria L. Thielmann from Stuart C. McWhorter and Leigh Anne McWhorter, by virtue of a deed dated 2/16/2000, recorded 2/23/2000, as instrument no. 200002230017753 county

of Davidson, state of Tennessee. Assessor's Parcel No: 117 02 0 113.00
Property Address is: 2715 Wortham Avenue, Nashville, TN 37215

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 200002230017753 recorded at Book _____, Page _____ in the Register's Office of Davidson County, Tennessee.

Parcel ID: 117 02 0 113.00

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.

Executed by the undersigned on 7/24, 2017:

James S. Thielmann

Victoria L. Thielmann

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

The foregoing instrument was acknowledged before me on July 24, 2017 by **James S. Thielmann** and **Victoria L. Thielmann** who are personally known to me or have produced DMV Licenses 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

KAREN KLEIN
COMM. # 2181908
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
MY COMM. EXP. FEB. 28, 2021

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