Bill Garrett Davidson County
Batch# 23262 DEEDQC
11/07/2017 12:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171107-0114622

Commitment Number: 22828879

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:
Lucas G. Curfman and **Rebekah T. Curfman**, 211 Dellrose Drive, Nashville, TN 37214-2019

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
084 15 0 105.00

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.

Chamberlain Investments, LLC, whose mailing address is **211 Dellrose Drive, Nashville, TN 37214-2019**, hereinafter grantor, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Lucas G. Curfman** and **Rebekah T. Curfman, husband and wife**, hereinafter grantees, whose tax mailing address is **211 Dellrose Drive, Nashville, TN 37214-2019**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described property: Being Lot No. 74 on the Plan of Donelson Meadows of Record in Book 1835, Page 35, Register's Office for Davidson County, Tennessee. Beginning at a point in the Easterly margin of Delrose Drive, the common corner of Lots 73 and 74; thence with line between said Lots, Southeasterly 149 feet to a point; thence South 0 deg. 03 min. East 180 feet to a point, the common corner of Lots 74 and 75; thence with the line between said Lots, Northwesterly 258.4 feet to a point in the Southeasterly margin of Delrose Drive; thence with the margin of said Drive, Northerly 60 feet to the beginning. Being the same parcel conveyed to Chamberlain Investments, LLC from Brenda S. Webster and

Daniel Ray Webster and Tony Lee Webster, by virtue of a Deed dated 7/25/2017, recorded 7/27/2017, in Deed as Instrument No. 20170727-0076346 County of Davidson, State of Tennessee. Assessor's Parcel No: 084 15 0 105.00
Property Address is: 211 Dellrose Drive, Nashville, TN 37214-2019

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20170727-00076346 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 084 15 0 105.00

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 10/27, 2017:

Chamberlain Investments, LLC

By: Lucas G Curfman

Name: _____

Its: Member

STATE OF Tenn.
COUNTY OF Davidson
The foregoing instrument was acknowledged before me on Oct. 27, 2017 by Lucas G Curfman its Member on behalf of **Chamberlain Investments, LLC** who is personally known to me or has produced drivers 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.

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 08, 2021

_____
Notary Public

State of Tenn.
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 27 day of Oct., 2017.

Affiant

Lucas Carfman

Print Name

(Seal)

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 08, 2021

Notary Public

My commission expires:

3.8.2021

Gloria M. Jackson

Print Name

True Copy Certification

I, Lindsey M. Tyler, 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.

Lindsey M Tyler
Signature

State of PA

County of Allegheny

Personally appeared before me, Lissette Moree a notary public for this county and state, Lindsey M Tyler 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: 5/4/2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES