Bill Garrett Davidson County
Batch# 24210 DEEDQC
11/08/2017 04:11:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20171108-0115258

Commitment Number: 22989411

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:
Joseph W. Dunn, 3711 Yelton Drive, Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
133-10-0-006-00

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.

Joseph W. Dunn, single and **David T. Thum, single**, whose mailing address is **3711 Yelton Drive, Nashville, TN 37211**, hereinafter grantors, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Joseph W. Dunn, single**, hereinafter grantee, whose tax mailing address is **3711 Yelton Drive, 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 Lot No. 36 on the Plan of Leonard Heights Subdivision, of record in Plat Book 2330, Page 15, Register's Office for Davidson County, Tennessee. Said Lot No. 36 fronts 75 feet on the westerly side of Yelton Drive and extends back between lines measuring 141.2 feet on the northerly side and 142.1 feet on the southerly side to a dead line in the rear on which it measures 75.0 feet. Being the same parcel conveyed to Joseph W. Dunn and David T. Thum from Roger C. Smelser, by virtue of a deed dated 2/23/2012, recorded 2/24/2012, in deed as instrument no. 20120224-0016181 county of Davidson, state of Tennessee. Assessor's Parcel No: 133-10-0-006-00 Property Address is: 3711 Yelton Drive, Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20120224-0016181 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 133-10-0-006-00

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 10/30, 2017:

David T. Thum

David T. Thum

STATE OF Tennessee

COUNTY OF Lauderdale

The foregoing instrument was acknowledged before me on 10/30, 2017 by **David T. Thum** who is personally known to me or has produced valid DL 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.

Patricia M. Meyer

Notary Public



Executed by the undersigned on Oct. 31, 2017:

Joseph W. Dunn
STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Oct. 31, 2017 by **Joseph W. Dunn** 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.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

State of Tennessee
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 $ 0.00 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 31st day of Oct, 2017.

Affiant

Joseph W Dunn
Print Name

(Seal)

Karen R. Campbell
Notary Public

My commission expires:

Nov. 6, 2017

Karen R. Campbell
Print Name

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

True Copy Certification

I, Jeanetta Harper, 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.

Jeanetta Harper
Signature

State of PA

County of Beaver

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification] *Jeanetta Harper 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