Bill Garrett Davidson County
Batch# 37163 DEEDQC
12/14/2017 04:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171214-0127710

Commitment Number: 23082817
Seller's Loan Number: 3001167508

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:
JAMIE PEETZ and **THEODORE PEETZ**, 535 DORAL COUNTRY DR., NASHVILLE, TN 37221

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
142 06 0D 057.00

QUITCLAIM DEED

THEODORE PEETZ, married, whose mailing address is **535 DORAL COUNTRY DR., NASHVILLE, TN 37221**, hereinafter grantor, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **JAMIE PEETZ** and **THEODORE PEETZ**, a married couple, hereinafter grantees, whose tax mailing address is **535 DORAL COUNTRY DR., NASHVILLE, TN 37221**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF THE PLAN OF DORAL COUNTY VILLA CONDOMINIUMS, SECTION VII, AS OF RECORD IN PLAT BOOK 5200, PAGE 223, SAID REGISTER'S OFFICE, THE PART HEREBY DESCRIBED BEING: UNIT NO. 39B ON SAID PLAN AND DESCRIBED BY THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME WITH RESPECT TO DORAL COUNTRY VILLA CONDOMINIUMS, SECTION VII, AS OF

RECORD IN BOOK 5532, PAGE 727, SAID REGISTER'S OFFICE. Being the same parcel conveyed to THEODORE PEETZ, UNMARRIED from WM ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by virtue of a deed dated 5/1/2013, recorded 5/14/2013, in instrument no. 20130514-0048472 county of DAVIDSON, state of TENNESSEE. Assessor's Parcel No: 142 06 0D 057.00
Property Address is: 535 DORAL COUNTRY DR., NASHVILLE, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded as Instrument No. 20130514-0048472 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 142 06 0D 057.00

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 December 6, 2017:

THEODORE PEETZ

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Dec. 6, 2017 by **THEODORE PEETZ** who is personally known to me or has produced driver's 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
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Karen R. Campbell
Notary Public

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 $ Ø 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 6th day of Dec, 2017.

Theodore Peetz
Affiant

THEODORE PEETZ
Print Name

(Seal)

Karen R. Campbell
Notary Public

My commission expires:

Nov. 8, 2021

Karen R. Campbell
Print Name

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 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