Bill Garrett Davidson County
Batch# 38965 DEEDQC
12/18/2017 03:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171218-0128872

Commitment Number: 23099570
Seller's Loan Number: 1501710014872

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:
Charles Holt, 2120 Oakwood Avenue, Nashville, TN 37207

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
07104025600

QUITCLAIM DEED

Charles Holt, a married man, whose mailing address is **2120 Oakwood Avenue, Nashville, TN 37207**, hereinafter grantor, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Charles Holt** and **Sabrina Holt**, a married couple, hereinafter grantee, whose tax mailing address is **2120 Oakwood Avenue, Nashville, TN 37207**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described property: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows. To-wit: Land in Davidson County, Tennessee being Lot No. 288 on the Plan of Part 3, Shepardwood of record in Plat Book 5210, Page 158, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof. Being the same parcel conveyed to Charles Holt from Renasant Bank, by virtue of a deed dated 8/31/2011, recorded 9/12/2011, as instrument no. 20110912-0070701 county of Davidson, state of Tennessee. Assessor's Parcel No: 071-04-0-256-00

Property Address is: 2120 Oakwood Avenue, Nashville, TN 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20110912-0070701 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 07104025600

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 12-6, 2017:

Charles Holt

Sabrina Holt

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Dec. 6, 2017 by **Charles Holt** and **Sabrina Holt** who are personally known to me or have produced License 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.

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 $ 0.00 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 6 day of Dec., 2017.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

(Seal)

Affiant

Charles T. Holt
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