Bill Garrett Davidson County
Batch# 47478 DEEDQC
01/16/2018 10:23:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180116-0004270

Commitment Number: 23262306
Seller's Loan Number: 0388654873

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:
Jennifer Laws-Woolf, 7218 Mark Dr, Nashville TN 37221

Exempt: Section 67-4-409(a)(3)(E): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 142-11-0-159

QUITCLAIM DEED

Michael Woolf, unmarried, whose mailing address is **2110 Elliston Place 413, Nashville, TN 37203** and **Jennifer Laws-Woolf,** unmarried, whose mailing address is **7218 Mark Dr, Nashville TN 37221**, a formerly married couple who are now divorced pursuant to the Final Judgment of Divorce filed in Davidson County, Tennessee in Case No. 16D2286 on June 27, 2017, hereinafter grantors, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Jennifer Laws-Woolf**, unmarried, hereinafter grantee, whose tax mailing address is **7218 Mark Dr, Nashville TN 37221**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described property: Situated in the City of Nashville, County of Davidson and State of Tennessee. Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Section Seven, Valley West, of record in Plat Book 5210, Page 42, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and

accurate description thereof. Being the same parcel conveyed to Michael Woolf and Jennifer Laws-Woolf from Richard J. Carota, Jr. and Gina M. Carota, by virtue of a deed dated 08/26/2011, recorded 09/01/2011, as instrument no. 20110901-0067925 county of Davidson, state of Tennessee.
Property Address is: 7218 Mark 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. 20110901-0067925 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 142-11-0-159

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 Jan. 2, 2018 ~~2017~~: we

Michael Woolf
STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on +DEED DATE_1; by **Michael Woolf** 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
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Jennifer Laws-Woolf
STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on +DEED DATE_1; by **Jennifer Laws-Woolf** 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
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

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 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 2ND day of Jan, 2018.

Affiant

Jennifer Laws-Woolf
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, David Bagwell, 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.

David Bagwell
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, David Bagwell, 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