Bill Garrett Davidson County
Batch# 50998 DEEDQC
01/24/2018 11:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180124-0007360

Commitment Number: 23303517

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:
Jessica R. Gibson, 3005 Melody Lane, Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
084-08-0-072-00

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.

David P. Freund and **Jessica R. Gibson**, a married couple, whose mailing address is **3005 Melody Lane, Nashville, TN 37214**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Jessica R. Gibson**, married, hereinafter grantee, whose tax mailing address is **3005 Melody Lane, Nashville, TN 37214**, 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. 151 on the plan of Lincoya Hills, Section 6, as shown by plat of record in Plat Book 2331, Page 71, in the Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Being the same parcel conveyed to David P Freund and Jessica R Gibson from Larry A. Hayes and Rita G. Hayes, by virtue of a deed dated 2/20/2015, recorded 2/23/2015, as instrument no. 20150223-0015308 county of Davidson, state of Tennessee. Assessor's Parcel No: 084-08-0-072-00
Property Address is: 3005 Melody Lane, Nashville, TN 37214

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed at Instrument No. 20150223-0015308 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 084-08-0-072-00

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 Jan. 17, 2018:

David P. Freund

Jessica R. Gibson

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Jan. 17, 2018 by **David P. Freund** and **Jessica R. Gibson** 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 17 day of Jan., 2018.

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

Affiant

Jessica R Gibson
Print Name

(Seal)

Jana Drury
Notary Public

My commission expires:

01-29-20

Jana Drury
Print Name

True Copy Certification

I, AMY COX, 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.

Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, [~~Name of~~ Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melanie Miller

*Amy Cox

Notary's Signature

Melanie Miler

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