Bill Garrett Davidson County
Batch# 62550 DEEDQC
02/26/2018 03:30:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180226-0018046

Commitment Number: 23307158
Seller's Loan Number: 2300468629

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:
David Weckler and **Leslie Weckler**, 7409 Riverland Drive, Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
126-16-0A-635.00-C

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 Weckler, grantor, a married man, whose mailing address is **7409 Riverland Drive, Nashville, TN 37221**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to **David Weckler** and **Leslie Weckler, husband and wife,** hereinafter grantees, whose tax mailing address is **7409 Riverland Drive, Nashville, TN 37221**, 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. 390 on the Final Plat for Riverwalk, Phase 4C, of record in Instrument No. 20060328-0035052, Register's Office for Davidson County, Tennessee, to Which plan reference is hereby made for a more complete description. Being the same parcel conveyed to David Weckler from Brent Campbell and Gale Campbell, by virtue of a deed dated 11/19/2009, recorded 11/30/2009, in deed book, page , as instrument no. 20091130-0109430 county of Davidson, state of Tennessee. Assessor's Parcel

No: 126-16-0A-635.00-C
Property Address is: 7409 Riverland Drive, Nashville, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20091130-0109430 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 126-16-0A-635.00-C

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 general warranty covenants, 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.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on Jan. 22, 2018:

David Weckler

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Jan. 22, 2018 by **David Weckler** who are personally known to me or have produced driver's 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.

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 $ 0.00 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 22nd day of January, 2018.

Affiant

David L Weckler
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, 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