Bill Garrett Davidson County
Batch# 71962 DEEDQC
03/22/2018 08:24:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180322-0026908

Commitment Number: 23446652

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:
Laura J.M. Stark, 2900 W Linden Avenue, Nashville, TN 37212

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 10414007100

QUITCLAIM DEED

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

Alistair W. Sponsel, unmarried, whose mailing address is **3523 Dakota Avenue, Nashville, TN 37209**, and **Laura J.M. Stark**, unmarried, whose mailing address is **2900 W Linden Avenue, Nashville, TN 37212**, a formerly married couple who are now divorced pursuant to the Final Decree of Divorce filed in Davidson County, Tennessee in Case No. 17D1881 on February 14, 2018, hereinafter grantors, for $99,849.51 (Ninety Nine Thousand Eight Hundred Forty Nine Dollars and Fifty One Cents) in consideration paid, grant and quitclaim to **Laura J.M. Stark**, an unmarried woman, hereinafter grantee, whose tax mailing address is **2900 W Linden Avenue, Nashville, TN 37212**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Situated in the City of Nashville, County of Davidson and State of Tennessee.

Lot No. 56 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place of Record in Plat Book 421, Page 16, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Lot No. 56 fronts 75 feet on the northerly side of West Linden Avenue, formerly Sunset Avenue, and runs back parallel lines with the westerly margin of 29th Avenue South, 104 feet to a dead line.

Being the same parcel conveyed to Alistair W. Sponsel and Laura J.M. Stark from Paul L. Budslick, by virtue of a deed dated 04/25/2014, recorded 04/28/2014, in as instrument no. 20140428-0035659 county of Davidson, state of Tennessee.

Assessor's Parcel Number: 10414007100

Property Address is: 2900 W Linden Avenue, Nashville, TN 37212

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed at Instrument No. 20140428-0035659 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 10414007100

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 March 7, 2018:

Alistair W. Sponsel

Alistair W. Sponsel
STATE OF Texas
COUNTY OF Bexar

The foregoing instrument was acknowledged before me on March 7, 2018 by **Alistair W. Sponsel** who is personally known to me or has produced TN DMV/US passport 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.

Ron Smith
Notary Public

RON SMITH
My Notary ID # 129392245
Expires April 17, 2021

Executed by the undersigned on March 9, 2018:

Laura J.M. Stark

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 9, 2018 by **Laura J.M. Stark** 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.

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 is $ 0.00 .

Subscribed and sworn to before me

This 9th day of March, 2018.

Affiant

LAURA J M STARK
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, 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