Bill Garrett Davidson County
Batch# 75192 DEEDQC
04/02/2018 10:06:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180402-0030015

Commitment Number: 23601703
Seller's Loan Number: 280385280

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:
Theodore W. Glaser, Jr. and **Lisa D. Glaser**, 723 Harpeth Pkwy. W, Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
142 14 0 032.00

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.

Ted Glaser, Jr., A/K/A Theodore W. Glaser, Jr., married, whose mailing address is **723 Harpeth Pkwy. W, Nashville, TN 37221**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, and quitclaims to **Theodore W. Glaser, Jr.** and **Lisa D. Glaser**, a married couple, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **723 Harpeth Pkwy. W, Nashville, TN 37221**, the following real property:

Land in Davidson County, Tennessee, being lot number 47 on the plan of Harpeth Valley Park, Section I, as of record in Book 3600, Page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. Being the same parcel conveyed to Ted Glaser, Jr from Frances Fugua, by virtue of a deed dated 4/15/2004, recorded 4/21/2004, as instrument no. 20040421-0045522 county of Davidson, state of Tennessee. Assessor's Parcel No: 142 14 0 032.00
Property Address is: 723 Harpeth Pkwy. W, Nashville, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed at Instrument No. 20040421-0045522 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 142 14 0 032.00

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 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 March 23, 2018:

Ted Glaser Jr., A/K/A Theodore W Glaser Jr.

Ted Glaser, Jr., A/K/A Theodore W. Glaser, Jr.

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 23, 2018 by **Ted Glaser, Jr., A/K/A Theodore W. Glaser, Jr.** 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 $ 0.00 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 23rd day of March, 2018.

Ted Glaser A/K/A Theodore W. Glaser II.
Affiant

Ted Glaser AKA Theodore W. Glaser II.
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, 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