Bill Garrett Davidson County
Batch# 104052 DEEDQC
06/13/2018 09:55:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180613-0056676

Commitment Number: 23836261

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:
Susana L. Felts, 652 Wolfeboro Ln, Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 141050A11100CO

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

Aron Michael Felts, unmarried, whose mailing address is **380 Annex Ave., Nashville, TN 37209**, and **Susana L. Felts**, unmarried, whose mailing address is **652 Wolfeboro Ln, Nashville, TN 37221**, a formerly married couple who are now divorced pursuant to the Final Decree of Divorce filed in Davidson County, Tennessee in Case No. 16D980 on March 28, 2017, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Susana L. Felts**, unmarried, hereinafter grantee, whose tax mailing address is **652 Wolfeboro Ln, Nashville, TN 37221**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Avondale Park, Phase 1, Section 2 of record in Instrument No. 20081218-0121117, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete Description. Being the same parcel conveyed to Aron Michael Felts and Susana L. Felts from Beazer Homes Corp., a Tennessee Corporation, by virtue of a deed dated 1/6/2012, recorded 1/10/2012, as instrument no. 20120110-0002490 county of Davidson, state of

Tennessee. Assessor's Parcel No: 141050A11100CO
Property Address is: 652 Wolfeboro Ln, 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. 20120110-0002490 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 141050A11100CO

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 May 29, 2018:

Aron Michael Felts
STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 29, 2018 by **Aron Michael Felts** who is personally known to me or has produced Drivers 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

Exp: 3-8-2021

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Susana L. Felts
STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 29, 2018 by **Susana L. Felts** who is personally known to me or has produced Drivers 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
Exp: 3-8-2021

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tenn.
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 29 day of May, 2018.

Affiant

Susana L. Telts
Print Name

(Seal)

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:

3-8-2021

Gloria M. Jackson
Print Name

True Copy Cerification

I, Lindsey Tyler, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Lindsey Tyler
Signature

State of PA

County of Allegheny

Personally appeared before me, Melanie Miller, a notary public for this county and
Notary's Name

state, Lindsey Tyler, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 4-27-22

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Melanie Miller, Notary Public
Beaver County
My commission expires April 27, 2022
Commission number 1223686
Member, Pennsylvania Association of Notaries