Karen Y Johnson Davidson County
Batch# 142425 DEEDQC
09/18/2018 11:49:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180918-0092526

Commitment Number: 24317171
Seller's Loan Number: 7002486735

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:
Samantha N. Schneider, 2530 PARK DR., NASHVILLE, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
084-16-0-117

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.

Deborah K. Schneider, joined by spouse **Christopher Schneider,** (and is the parent of Samantha N. Schneider), whose mailing address is **2530 PARK DR., NASHVILLE, TN 37214**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, and quitclaims to **Samantha N. Schneider**, an unmarried woman, hereinafter grantee, whose tax mailing address is **2530 PARK DR., NASHVILLE, TN 37214**, the following real property:

Land in Davidson county, Tennessee, being Lot 47, map of Donelson Park Place, as shown on plat of record in plat book 547, page 73, in the register's office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same parcel conveyed to Samantha N. Schneider and Deborah K. Schneider from Timothy G. Ryman, by virtue of a deed dated 01/28/2013, recorded 01/30/2013, in deed instrument no. 20130130-0009832 county of Davidson, state of TN.

Assessor's Parcel No: 084-16-0-117

Property Address is: 2530 PARK DR., 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. 20130130-0009832 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 084-16-0-117

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 grantee forever.

Executed by the undersigned on Sept. 10, 2018:

Deborah K. Schneider

Christopher Schneider

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Sept. 10, 2018 by **Deborah K. Schneider** and **Christopher Schneider** who are personally known to me or have produced drivers 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.

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Notary Public

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 10th day of Sept., 2018.

Affiant

DEBORAH K. SCHNEIDER
Print Name

(Seal)

Notary Public

My commission expires:

Nov. 8, 2021

Print Name

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 10th day of Sept, 2018.

Affiant

CHRISTOPHER SCHNEIDER
Print Name

(Seal)

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 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