Karen Y Johnson Davidson County
Batch# 153670 DEEDQC
10/24/2018 09:22:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20181024-0105250

Commitment Number: 24410960
Seller's Loan Number: 2300501214

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:
Margaret T. Williams, 2513 Somerset Dr., Nashville, TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
135-16-0A-061.00-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.

Margaret T. Williams and **Jason P. Williams**, a married couple, whose mailing address is **2513 Somerset Dr., Nashville, TN 37217**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Margaret T. Williams**, married, hereinafter grantee, whose tax mailing address is **2513 Somerset Dr., Nashville, TN 37217**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Being Lot No. 74 on the Plan of Nashville Village of record in Plat Book 5200, Page 186-189, 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 Margaret T. Williams and Jason P. Williams from Margaret Williams, by virtue of a deed dated 02/18/2003, recorded 03/03/2003, as instrument no. 20030303-0027160 county of Davidson, state of TN.

Assessor's Parcel No: 135-16-0A-061.00-C

Property Address is: 2513 Somerset Dr., Nashville, TN 37217

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed at Instrument No. 20030303-0027160 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 135-16-0A-061.00-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 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 Oct. 16, 2018:

Margaret T. Williams

Margaret T. Williams

Jason P. Williams

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Oct. 16, 2018 by **Margaret T. Williams** and **Jason P. Williams** 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
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 .

Subscribed and sworn to before me

This 16th day of Oct, 2018.

Margaret T. Williams
Affiant

MARGARET T. WILLIAMS
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

State of TN
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.

Subscribed and sworn to before me

This 16th day of Oct, 2018.

Affiant

Jason P Williams
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 PA

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

My Commission Expires: 4-27-22

Notary' Seal (if on paper)

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