Karen Y Johnson Davidson County
Batch# 154069 DEEDQC
10/25/2018 12:02:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20181025-0105846

Commitment Number: 24405562

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:
JEFFREY WAYNE CLARK and **SHAWNA CLARK**, 3603 HEWLETT COURT, NASHVILLE, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 133-07-0-032.00

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.

JEFFREY WAYNE CLARK, grantor, a married man, whose mailing address is **3603 HEWLETT COURT, NASHVILLE, TN 37211**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **JEFFREY WAYNE CLARK** and **SHAWNA CLARK, husband and wife**, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **3603 HEWLETT COURT, NASHVILLE, TN 37211**, the following real property:

LAND IN DAVIDSON COUNTY, TENNISSEE, BEING LOT NO. 12 ON THE PLAN OF PARMA HEIGHTS, SECTION 3, OF RECORD IN BOOK 2330, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: SAID LOT NO. 12 FRONTS 91.76 FEET ON THE WESTERLY SIDE OF HEWLETT COURT, AND EXTENDS BACK BETWEEN LINES 179.53 FEET ON THE NORTHERLY SIDE AND 186.76 FEET ON THE SOUTHERLY SIDE TO A DEAD LINE IN THE REAR WHICH MEASURES 91 FEET. BEING THE SAME PROPERTY CONVEYED TO WALTER D. TWYMAN AND WIFE, RAYNELL

TWYMAN, BE DEED FROM C. A. WHEELER, JR. AND WIFE, ALICE THORNE WHEELER, DATED DECEMBER 10, 1956, OF RECORD IN BOOK 2603, PAGE 463, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID WALTER D. TWYMAN AND ELSIE RAYNELL MANESS TWYMAN, AS TENANTS IN COMMON, BY DIVORCE DECREE FILED IN DOCKET NO. 79781 IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE. THE SAID WALTER D. TWYMAN HAVING SINCE QUITCLAIMED HIS INTEREST TO KATHY GALE O'BRIEN, 1/4 PERCENT (.25) UNDIVIDED INTEREST AND BRENDA JOYCE ROBERTS, A 1/4 PERCENT (.25) UNDIVIDED INTEREST AS TENANTS IN COMMON, DATED OCTOBER 28, 1987, OF RECORD IN BOOK 7406, PAGE 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ELSIE RAYNELL MANESS TWYMAN HAVING QUITCLAIMED HER INTEREST TO KATHY GALE O'BRIEN AND BRENDA JOYCE ROBERTS, EQUALLY, DATED JULY 2, 2004, OF RECORD IN INSTRUMENT NO. 20040713-0083323, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY WAYNE CLARK, AN UNMARRIED MAN FROM KATHY GALE O'BRIEN, UNMARRIED AND BRENDA JOYCE ROBERTS, UNMARRIED, DATED 03/13/2015, RECORDED 03/17/2015, DEED INST NO. 20150317-002912.

Assessor's Parcel No: 133-07-0-032.00

Property Address is: 3603 HEWLETT COURT, NASHVILLE, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20150317-0022912 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 133-07-0-032.00

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 1 OCT, 2018:

JEFFREY WAYNE CLARK

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Oct 1, 2018 by **JEFFREY WAYNE CLARK** 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.

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Commission expires
3-8-2021

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 or value of the property transferred, whichever is greater is $ 0 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 1 day of Oct, 2018.

Affiant

Jeffrey Wayne Clark
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 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