Karen Y Johnson Davidson County
Batch# 158840 DEEDQC
11/13/2018 03:24:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20181113-0111906

Commitment Number: 24317614
Seller's Loan Number: 160416911

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:

Mary R. Estes and **SANDRA S. WEBB**, 258 Wilowen Drive, Nashville, TN 37210

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
095 05 0 054.00

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.

Mary R. Estes, unmarried, (and is the daughter of Sandra S. Webb), whose mailing address is **258 Wilowen Drive, Nashville, TN 37210**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Mary R. Estes**, unmarried, and **Sandra S. Webb**, unmarried, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **258 Wilowen Drive, Nashville, TN 37210**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Being Lot No. 7 on the Plan of Creekside Heights, as shown by Plat of record in Plat Book 2663, Page 114 and 115, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same parcel conveyed to Jimmy R. Estes and Mary R. Estes from Rodney Wallace Webb, Jr., and Mary Rhonda Webb Estes, by virtue of a deed dated 10/4/2007, recorded 10/11/2007, in deed instrument no. 20071011-0121107 county of Davidson, state of Tennessee.

Assessor's Parcel No: 095 05 0 054.00

Property Address is: 258 Wilowen Drive, Nashville, TN 37210

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a _____ recorded at Book _____201811130111905_____ in the Register's Office of Davidson County, Tennessee.

Parcel ID: 095 05 0 054.00

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 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 October 19, 2018:

Mary R Estes

Mary R. Estes

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Oct. 19, 2018 by **Mary R. Estes** 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

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 19 day of Oct., 2018.

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Mary R. Estes
Affiant

Mary R. Estes
Print Name

Notary Public

My commission expires:

3.8.2021

Gloria M. Jackson
Print Name

True Copy Cerification

I, Jeanetta Harper, 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.

Jeanetta Harper
Signature

State of PA

County of Allegheny

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

state, Jeanetta Harper, 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