Karen Y Johnson Davidson County
Batch# 170858 DEEDQC
12/05/2018 03:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20181205-0118760

Commitment Number: 24618341
Seller's Loan Number: 1828110154

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:
Carrie A. Carlton and **Christopher Bistline**, 708 Neill Ave., Apt A, Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
071 16 0 187.00

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.

Ensley, LLC, a Tennessee Limited Liability Company, whose mailing address is **708 Neill Ave., Apt A, Nashville, TN 37206**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Carrie A. Carlton** and **Christopher Bistline**, wife and husband, hereinafter grantees, whose tax mailing address is **708 Neill Ave., Apt A, Nashville, TN 37206**, 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. 86 and the northerly 16 feet of Lot No. 85 on the Map of Oakwood Park, as of record in Book 421, page 12, Registers Office for Davidson County, TN. SAID Lot and part of said Lot adjoin and front together on the easterly side of North Fifth Street and run back between parallel lines, Lot No. 86 running back along the southerly margin of Richardson Street 165 feet to an alley.

Being the same parcel conveyed to Ensley, LLC, a Tennessee Limited Liability Company from Carrie Carlton and Christopher S. Bistline, by virtue of a deed dated 1/12/2015, recorded 1/21/2015, as instrument no. 20150121-0006022 county of Davidson, state of Tennessee.
Property Address is: 1127 N 5th St., Nashville, TN 37207

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 Dec. 1, 2018:

Ensley, LLC, a Tennessee Limited Liability Company

By: _____

Name: Christopher S. Bistline

Its: REGISTERED AGENT

STATE OF Tenn.
COUNTY OF Davidson
The foregoing instrument was acknowledged before me on Dec. 1, 2018 by Christopher S. Bistline its REGISTERED AGENT on behalf of **Ensley, LLC, a Tennessee Limited Liability Company** 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 1 day of Dec., 2018.

Affiant

CHRISTOPHER S. BISTLINE
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, Jeanetta Harper, 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.

Jeanetta Harper
Signature

State of PA

County of Allegheny

Personally appeared before me, Melanie Miller, a notary public for this county and state, Jeanetta Harper, who acknowledges that this certification of an electronic 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