Karen Y Johnson Davidson County
Batch# 173928 DEEDWARR
12/13/2018 02:29:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20181213-0121433

Commitment Number: 24552929
Seller's Loan Number: 160454137

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:
Melvin L. Puckett and **Melanie Puckett**, 3020 Buenaview Blvd., Nashville, TN 37218

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
059 05 0 017.00

GENERAL WARRANTY DEED

Exempt: Section 67-4-409(a)(3)(A)(i):Is creation or dissolution of a tenancy by the entirety by the conveyance from one spouse to the other

Melvin L. Puckett, married, whose mailing address is **3020 Buenaview Blvd., Nashville, TN 37218**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Melvin L. Puckett** and **Melanie Puckett**, a married couple, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **3020 Buenaview Blvd., Nashville, TN 37218**, the following real property:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Buena Vista Estates, Section 2, as of record in Plat Book 3842, Page 257, Register's Office for said County.

Beginning on the north margin of Buenaview Boulevard at the corner of Lots 111 and 112; thence east with the Boulevard, 102.9 feet to a monument; thence with a curve northerly 38.57 feet to a monument in the west margin of Vistaview Drive; thence with Drive northerly 87.25 feet to a corner of Lots Nos. 112 and 113; thence west along the line of said lots, 126.6 feet to a monument; thence south with the line between Lots Nos. 111 and 112, 103.4 feet to the beginning.

Being the same parcel conveyed to Melvin L. Puckett from David Jones III, by virtue of a deed dated 1/30/2008, recorded 2/5/2008, as instrument no. 20080205-0011961 county of Davidson, state of Tennessee.

Assessor's Parcel No.: 059 05 0 017.00

Property Address is: 3020 Buenaview Blvd., Nashville, TN 37218

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed at Instrument No. 20080205-0011961 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 059 05 0 017.00

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 grantee forever.

Executed by the undersigned on 11/26/18, 2018:

Melvin L. Puckett

Melvin L. Puckett

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 11/26, 2018 by **Melvin L. Puckett** 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

Steven Jackson
STATE OF TENNESSEE NOTARY PUBLIC
Wilson COUNTY

Commission expires
8-6-2022

State of Pennsylvania
County of Allegheny

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 $ 0.00 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 28th day of November, 2018.

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries

Affiant

Print Name

(Seal)

Notary Public

My commission expires:

5/4/2022

Print Name

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries

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