Karen Y Johnson Davidson County
Batch# 179185 DEEDQC
12/31/2018 11:56:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20181231-0126436

Commitment Number: 24453154
Seller's Loan Number: 3001586213

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:
JASON THOMAS GOODRICH and **RHEA ANN GOODRICH**, 3213 DINAH CT., NASHVILLE, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
085 07 0 021.00

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.

JASON THOMAS GOODRICH, grantor, a married man, whose mailing address is **3213 DINAH CT., NASHVILLE, TN 37214**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **JASON THOMAS GOODRICH** and **RHEA ANN GOODRICH, husband and wife**, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **3213 DINAH CT., NASHVILLE, TN 37214**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AS FOLLOWS:

BEING LOT NO. 243 ON THE PLAN OF STANFORD COUNTRY CLUB ESTATES, SECTION IV, AS OF RECORD IN BOOK 2900, PAGE 83 AND 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, AND DESCRIBED AS FOLLOWS:SAID LOT NO 243

FRONTS 68.73 FEET ON THE SOUTHEASTERLY SIDE OF FINAH COURT AND RUNS BACK 165 FEET ON THE NORTHERLY LINES AND 179.45 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 156.04 FEET. THIS CONVEYANCE IF MADE SUBJECT TO THE RESTRICTIONS RECORDED IN BOOK 3066 PAGE 219 AND TO THE EASEMENTS AND LIMITATIONS SHOWN ON THE MAP OF RECORD IN BOOK 2900 PAGES 83 AND 84.

BEING THE SAME PROPERTY CONVEYED TO JASON THOMAS GOODRICH FROM MARK C. GOODRICH, DATED 03/15/2017, RECORDED 03/22/2017, DEED INST NO. 20170322-0027885.

Assessor's Parcel No: 085 07 0 021.00

Property Address is: 3213 DINAH CT., NASHVILLE, TN 37214

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20170322-0027885 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 085 07 0 021.00

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 Nov. 13, 2018:

JASON THOMAS GOODRICH

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Nov. 13, 2018 by **JASON THOMAS GOODRICH** who are personally known to me or have produced 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.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

Jana Drury
Notary Public

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 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 13 day of November, 2018.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

(Seal)

Affiant

JASON THOMAS GOODRICH
Print Name

Jana Drury
Notary Public

My commission expires:

01-29-20

Jana Drury
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