Karen Johnson Davidson County
Batch# 194815 DEEDWARR
02/13/2019 10:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190213-0013491

Commitment Number: 24770581
Seller's Loan Number: 3001686457

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:
Thomas Senter and **Christine Van Loon**, 1102 SHADOW LN., NASHVILLE, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 08401014900

GENERAL WARRANTY DEED

CHRISTINE M. VAN LOON A/K/A Christine Van Loon, married, whose mailing address is **1102 SHADOW LN., NASHVILLE, TN 37206**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Thomas Senter** and **Christine Van Loon**, a married couple, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **1102 SHADOW LN., NASHVILLE, TN 37206**, the following real property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 89 ON THE PLAN OF SECTION I, ROSE ESTATES, AS OF RECORD IN BOOK 3600 PAGE 37 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPETY CONVEYED TO CHRISTINE M. VAN LOON, UNMARRIED FROM CATHERINE S. HUGHES DALTON, MARRIED, DATED 09/28/2007, RECORDED 10/11/2007, DEED INST NO. 200710110120847. Assessor's Parcel No: 08401014900
Property Address is: 1102 SHADOW LN., NASHVILLE, TN 37206

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed at Instrument No. 200710110120847 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 08401014900

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 Feb 6, 2019:

Christine M Van Loon A/K/A Christine Van Loon

CHRISTINE M. VAN LOON A/K/A
Christine Van Loon

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb. 6, 2019 by **CHRISTINE M. VAN LOON A/K/A Christine Van Loon** 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: 5-8-2021

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 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 6 day of Feb., 2019.

Christine M Van Loon A/K/A Christine Van Loon
Affiant

Christine M. Van Loon A/K/A Christine Van Loon
Print Name

(Seal) GLORIA M. JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Gloria M. Jackson
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