Commitment Number: 24828785
Seller's Loan Number: 400312603

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Karen Johnson Davidson County
Batch# 199856 DEEDQC
02/27/2019 10:17:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190227-0017723

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:
Taylor J. Rager, 633 Bel Air Dr., Nashville, TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 134-01-0-061

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.

Cody Rager and **Taylor Downing N/K/A Taylor J. Rager**, a married couple, whose mailing address is **633 Bel Air Dr., Nashville, TN 37217**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Taylor J. Rager**, a married person, hereinafter grantee, whose tax mailing address is **633 Bel Air Dr., Nashville, TN 37217**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Being Lot No. 75 on the Plan of Curreywood Acres Section 1 of record in Book 2133 Page 109 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description. Being the same parcel conveyed to Cody Rager and Taylor Downing from Deana N. Wilhelm, by virtue of a deed dated 05/29/2015, recorded 06/01/2015, as instrument no. 20150601-0050377 county of Davidson, state of Tennessee. Assessor's Parcel No: 134-01-0-061

Property Address is: 633 Bel Air Dr., Nashville, TN 37217

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed at Instrument No. 20150601-0050377 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 134-01-0-061

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 19 February, 2019:

Cody Rager

Cody Rager

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb. 19., 2019 by **Cody Rager** 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

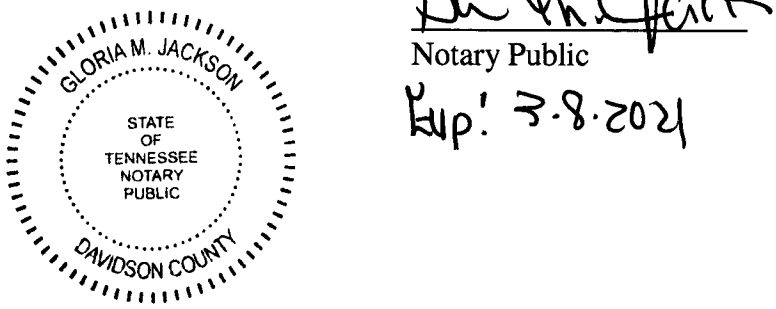
GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Taylor Downing N/K/A Taylor J. Rager

Taylor Downing N/K/A Taylor J. Rager

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb. 19, 2019 by **Taylor Downing N/K/A Taylor J. Rager** 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

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~~.

Subscribed and sworn to before me

This 19 day of Feb., 2019.

Cody Rager
Affiant

Cody Rager
Print Name

(Seal)

Notary Public

My commission expires:
3.8.2021

Gloria M. Jackson
Print Name

GLORIA M JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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