Karen Johnson Davidson County
Batch# 229194 DEEDQC
05/13/2019 01:34:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190513-0044725

Commitment Number: 24832817

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:
Kenneth Davis Sheesley, 1117 57th Avenue North, NASHVILLE, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
091 10 0 020.00

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.

Kenneth Davis Sheesley, who incorrectly took title as Kenneth Davis Sheeshley, unmarried, whose mailing address is **1117 57th Avenue North, NASHVILLE, TN 37209**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Kenneth Davis Sheesley, an unmarried man**, hereinafter grantee, whose tax mailing address is **1117 57th Avenue North, NASHVILLE, TN 37209**, 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. 10 on the Map of West Park Addition No. 2, of record in Book 2330, Page 63, Register's Office for said County. Said Lot No. 10 fronts 41.89 feet on the Easterly side of 57th Avenue North and runs back between lines, 135.5 feet on the Northerly line and 140.8 feet on the Southerly, to a dead line in the rear, measuring 150 feet thereon.

Being the same parcel conveyed to Kenneth Davis Sheeshley from Dorothy S. Brake, by virtue of a deed dated 10/27/2017, recorded 10/31/2017, as instrument no. 20171031-0111454 county of Davidson, State of Tennessee.

Property Address is: 1117 57th Avenue North, NASHVILLE, TN 37209

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20171031-0111454 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 091 10 0 020.00

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 5/3, 2019:

Kenneth Davis Sheesley who incorrectly took title as Kenneth Davis Sheeshley

Kenneth Davis Sheesley, who incorrectly took title as
Kenneth Davis Sheeshley

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 3, May, 2019 by **Kenneth Davis Sheesley, who incorrectly took title as Kenneth Davis Sheeshley** 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.

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Exp: 3.8.2021

201905130044725

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 3 day of May, 2019.

Affiant

Kenneth Davis Sheesley
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