Karen Johnson Davidson County
Batch# 231575 DEEDQC
05/17/2019 11:43:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190517-0046755

Commitment Number: 25104222
Seller's Loan Number: 3001813634

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:
Aven Bennett, 6033 FRONTIER LN, NASHVILLE, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 172-06-0-030

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.

Aven Mcnab N/K/A Aven Bennett, married, joined by spouse **Jason Bennett**, whose mailing address is **6033 FRONTIER LN, NASHVILLE, TN 37211**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Aven Bennett**, married, hereinafter grantee, whose tax mailing address is **6033 FRONTIER LN, NASHVILLE, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described property: Land in Davidson County, Tennessee, being Lot No. 23 on the Pan of the Highlands, Section 3, as of record in Book 5050, page 14, Register's Office for said County, to which plan reference is hereby made for a more particular description. Being the same parcel conveyed to Aven Mcnab from John D. Mcnab and Aven J. Aston, by virtue of a deed dated 06/05/2017, recorded 06/20/2017, in deed book , page , as instrument no. 20170620-0061759 county of Davidson, state of TN. Assessor's Parcel No: 172-06-0-030

Property Address is: 6033 FRONTIER LN, NASHVILLE, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20170620-0061759 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 172-06-0-030

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 May 10, 2019:

Aven Mcnab N/K/A Aven Bennett
Aven Mcnab N/K/A Aven Bennett

Jason Bennett

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 10, 2019 by **Aven Mcnab N/K/A Aven Bennett** and **Jason Bennett** who are personally known to me or have produced drivers 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.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

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 is $0.

Subscribed and sworn to before me

This 10th day of May, 2019.

Aven McNab N/K/A Aven Bennett
Affiant

Aven McNab N/K/A Aven Bennett
Print Name

(Seal)

Karen R. Campbell
Notary Public

My commission expires:

Nov. 8, 2021

Karen R. Campbell
Print Name

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

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