Karen Johnson Davidson County
Batch# 256542 DEEDQC
07/12/2019 03:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190712-0068429

Commitment Number: 25265399
Seller's Loan Number: 400347621

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:
Phillip M. Stevenson and **Tracy S. Stevenson,** 1025 College Ave., Nashville, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
091 04 0 061.00

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.

Phillip M. Stevenson, grantor, a married man, whose mailing address is **1025 College Ave., Nashville, TN 37209**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Phillip M. Stevenson** and **Tracy S. Stevenson, husband and wife**, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **1025 College Ave., 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. 12 on the Plan of University Heights Subdivision, Section 2, of record in Plat Book 1424, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Being the same parcel conveyed to Phillip M. Stevenson from Eloise W. Jackson, by virtue of a 10/26/2005, recorded 11/04/2005, in instrument no. 20051104-0133975 county of Davidson, State of Tennessee.
Property Address is: 1025 College Ave., Nashville, TN 37209

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20051104-0133975 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 091 04 0 061.00

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 June 14, 2019:

Phillip M Stevenson

Phillip M. Stevenson

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 14, 2019 by **Phillip M. Stevenson** 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 is $0.00.

Subscribed and sworn to before me

This 14 day of June, 2019.

Phillip M Stevenson
Affiant

Phillip M Stevenson
Print Name

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

(Seal)

Jana Drury
Notary Public

My commission expires:

01-29-20

Jana Drury
Print Name

True Copy Certification

I, Jaime L. Petrosky, 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.

Jaime L. Petrosky
Signature

State of PA

County of Allegheny

Personally appeared before me, [Name of Notary] Melanie Miller, 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.

* Jaime L. Petrosky

Notary's Signature

My Commission Expires: 4-27-2022
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