Karen Johnson Davidson County
Batch# 264236 DEEDQC
07/30/2019 03:07:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190730-0075084

Commitment Number: 25324060

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:
William Gary Heflin and **Laraine Heflin**, 1704 D VILLE DR., NASHVILLE, TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
135 01 0 058.00

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.

William Gary Heflin, grantor, a married man, whose mailing address is **1704 D VILLE DR., NASHVILLE, TN 37217**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **William Gary Heflin** and **Laraine Heflin, husband and wife**, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **1704 D VILLE 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. 127 ON THE PLAN OF TOWN PARK ESTATES, OF RECORD IN BOOK 3300, PAGES 64 AND 65, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM EARLINE E. WILLIAMS AND LINDA A. WILLIAMS, BOTH UNMARRIED TO LINDA A. WILLIAMS, UNMARRIED AS RECORDED ON THE 2ND DAY OF DECEMBER, 2004 IN INSTRUMENT NO. 20041202-0143757AND WARRANTY DEED FROM KENNETH G. CARR AND WIFE, VALERIE C. CARR TO LINDA A.

WILLIAMS AND EARLINE E. WILLIAMS AS RECORDED ON THE 31ST DAY OF DECEMBER, 1998IN BOOK 11276, PAGE 458, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Being the same parcel conveyed to William Gary Heflin from Aurora Loan Services, by virtue of a deed dated 10/12/2006, recorded 10/17/2006, as instrument no. 20061017-0128520 county of Davidson, state of Tennessee. Property Address is: 1704 D VILLE DR., NASHVILLE, TN 37217

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20061017-0128520 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 135 01 0 058.00

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 7-22-, 2019:

William Gary Heflin

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 22, 2019 by **William Gary Heflin** who is personally known to me or has produced driver's 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

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 3, 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 $0.00.

Subscribed and sworn to before me

This 22ND day of July, 2019.

Affiant

William Gary Heflin
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, 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