Karen Johnson Davidson County
Batch# 266939 DEEDQC
08/05/2019 02:13:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20190805-0077554

Commitment Number: 25233654

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:
EUGENE TAYLOR WHEELER, 2116 GRANTLAND AVE., NASHVILLE, TN 37204

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 105-10-0-321

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.

EUGENE TAYLOR WHEELER, (whose mailing address is **2116 GRANTLAND AVE., NASHVILLE, TN 37204)** and **BENNY SALTER,** (whose mailing address is 2116 Grantland Ave Nashville, TN 37204 **who were formerly a married couple but are now divorced, as per Case No.: 19D551 In The Third Circuit Court Of Davidson County, Tennessee At Nashville, Filed on July 9, 2019, and are both unmarried persons,** hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **EUGENE TAYLOR WHEELER, unmarried,** hereinafter grantee, whose tax mailing address is **2116 GRANTLAND AVE., NASHVILLE, TN 37204,** with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Situated in the City of Nashville, County of Davidson and State of Tennessee. Being Lot Number 5, Block 10, Yarbrough's Subdivision of Woodland, as of record in Book 161, Page 87, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description

Being the same parcel conveyed to Eugene Taylor Wheeler and Benny Salter from Eugene Taylor Wheeler, by virtue of a Deed Dated May 31, 2017, Recorded June 7, 2017, as Instrument No. 20170607-0056739, County of Davidson, State of TN.

Property Address is: 2116 GRANTLAND AVE., NASHVILLE, TN 37204

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20170607-0056739 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 105-10-0-321

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 27 July, 2019:

EUGENE TAYLOR WHEELER

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 27, 2019 by **EUGENE TAYLOR WHEELER** 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
Notary Public

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

Executed by the undersigned on 7/23/2019, 2019:

Benny Salter

BENNY SALTER

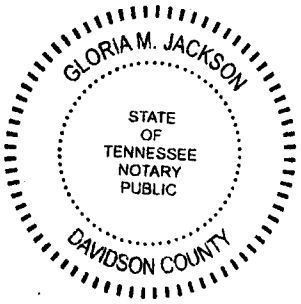
STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 23, 2019 by **BENNY SALTER** 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.

Gloria M. Jackson

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 $0.00.

Subscribed and sworn to before me

This 23 day of July, 2019.

Affiant

Bonny Salter
Print Name

(Seal)

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:

3-8-2021

Gloria M. Jackson
Print Name

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 27 day of July, 2019.

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

(Seal)

Eugene Taylor Wheeler
Affiant

Eugene Taylor Wheeler
Print Name

Jana Drury
Notary Public

My commission expires:

01-29-20

Jana Drury
Print Name

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