Karen Johnson Davidson County
Batch# 273431 DEEDQC
08/19/2019 11:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190819-0082872

Commitment Number: 25486604
Seller's Loan Number: 2200926057

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:
Bryan M. Davis, 4017 Albert Drive, Nashville TN 37204

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
132 01 0J 001.00

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.

Bryan M. Davis, (whose mailing address is **4017 Albert Drive, Nashville TN 37204)** and **Elizabeth M. Mainord**, (whose mailing address is 4149 Outer Dr., Nashville, TN 37204), **who were formerly a married couple but are now divorced, as per Case No.: 17D-1320 In The Fourth Circuit Court For Davidson County, Tennessee At Nashville, and are both unmarried persons**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Bryan M. Davis, unmarried**, hereinafter grantee, whose tax mailing address is **4017 Albert Drive, Nashville TN 37204**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Unit A, No. 4017 on the Plan of Rolling Meadows Cottages, shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20111227-0100404, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same parcel conveyed to Bryan M. Davis and Elizabeth M. Mainord from Allen D. Lentz, Trustee, by virtue of a deed dated 9/20/2013, recorded 9/24/2013, in deed as instrument no. 20130924-0100505 County of Davidson , State of Tennessee.

Property Address is: 4017 Albert Drive, Nashville TN 37204

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20130924-0100505 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 132 01 0J 001.00

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 August 9, 2019:

Bryan M Davis

Bryan M. Davis

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 9, 2019 by **Bryan M. Davis** 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.

Karen R. Campbell
Notary Public

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

Elizabeth M Mainord

Elizabeth M. Mainord

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 9, 2019 by **Elizabeth M. Mainord** 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.

Karen R. Campbell
Notary Public

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

State of Tennessee
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 9th day of August, 2019.

Bryan M Davis
Affiant

Bryan M Davis
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 Cerification

I, Jeanetta Harper, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jeanetta Harper
Signature

State of PA

County of Allegheny

Personally appeared before me, Melanie Miller, a notary public for this county and
Notary's Name

state, Jeanetta Harper, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 4-27-22

NOTARY'S SEAL

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