Karen Johnson Davidson County
Batch# 280388 DEEDQC
09/04/2019 09:10:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190904-0088973

Commitment Number: 25546823
Seller's Loan Number: 7003525996

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:
Lindsy Marie Read and **Daniel Read**, 302 CUMBERLAND AVE., MADISON, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
043-09-0-378-00

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.

Lindsy Marie Read, married, whose mailing address is **302 CUMBERLAND AVE., MADISON, TN 37115**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Lindsy Marie Read** and **Daniel Read**, wife and husband, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **302 CUMBERLAND AVE., MADISON, TN 37115**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being the Easterly half of Lot No. 35 of Block "C" on the map of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee. Said part of Lot 35 fronts 50.5 feet on the Southerly side of Cumberland Avenue and runs back between parallel lines 165 feet to a dead line and the Westerly 41 feet of Lot 34 of Block "C" on the map of Woodlawn Estates of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee. Said part of Lot 34 fronts 41 feet on the Southerly side of Cumberland Avenue and runs back between Parallel lines 165 feet to a dead line.

Being the same parcel conveyed to Lindsy Marie Read and Alana Williamson from Ben Carson, the Secretary of Housing and Urban Development of Washington, D.C, by virtue of a deed dated 5/12/2017, recorded 6/1/2017, as instrument no. 20170601-0054465 county of Davidson, state of Tennessee.

Assessor's Parcel No: 043-09-0-378-00

Property Address is: 302 CUMBERLAND AVE., MADISON, TN 37115

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20170601-0054465 in the Register's Office of Davidson County, Tennessee. 201909040088972

Parcel ID: 043-09-0-378-00

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 24, 2019:

Lindsy Marie Read

Lindsy Marie Read

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 24, 2019 by **Lindsy Marie Read** who is personally known to me or has produced Driver 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.

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 .

Subscribed and sworn to before me

This 24 day of August, 2019.

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

(Seal)

Lindsy Marie Read
Affiant

Lindsy Marie Read
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