Karen Johnson Davidson County
Batch# 283680 DEEDQC
09/10/2019 01:24:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190910-0091448

Commitment Number: 25504913
Seller's Loan Number: 2300542067

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:
Sally A. Wilson and **Nathan W. Harmening**, 428 JESSIE DR., NASHVILLE, TN 37211, and **Robert W. Wilson**, 946 Battery Lane, Nashville, TN 37220

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
133 12 0 290.00
25504913

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.

Nathan W. Harmening, formerly unmarried, and **Sally A. Wilson**, formerly unmarried, whose mailing address is **428 JESSIE DR., NASHVILLE, TN 37211**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Sally A. Wilson** and **Nathan W. Harmening**, a married couple, whose tax mailing address is **428 JESSIE DR., NASHVILLE, TN 37211**, and **Robert W. Wilson**, married, whose tax mailing address is **946 Battery Lane, Nashville, TN 37220**, as tenants in common, hereinafter grantees, 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(s) 141, as shown on the map entitled Addition to Greenwood Hills, Section Two, of record in Plat Book 5200, Page 62, Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same parcel conveyed to Nathan W. Harmening and Sally A. Wilson from Modesto Huezo Cornejo and Clara Reyes Hernandez, by virtue of a deed dated 8/16/2013, recorded 8/21/2013, as instrument no. 20130821-008073 county of Davidson, state of Tennessee.

Assessor's Parcel No: 133 12 0 290.00

Property Address is: 428 JESSIE DR., NASHVILLE, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20130821-008073 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 133 12 0 290.00

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 30, 2019, 2019:

Nathan W. Harmening

Sally A. Wilson

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 30, 2019 by **Nathan W. Harmening** and **Sally A. Wilson** who are personally known to me or have produced Driver's 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
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

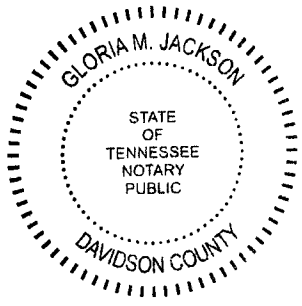
Exp: 3-8-2021

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.

Subscribed and sworn to before me

This 30 day of August, 2019.



(Seal)

Affiant

Nathan W. Harmening
Print Name

Notary Public

My commission expires:

3.8.2021

Gloria M. Jackson
Print Name

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