Karen Johnson Davidson County
Batch# 299972 DEEDQC
10/11/2019 02:23:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191011-0104564

Commitment Number: 25656211
Seller's Loan Number: 400371194

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:
Shelby Mischke and **Andrew Mischke**, 618 Shady Ln., Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
083-11-0-026

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.

Shelby Suzanne Mischke, married, whose mailing address is **618 Shady Ln., Nashville, TN 37206**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Shelby Suzanne Mischke** and **Andrew Mischke**, wife and husband, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **618 Shady Ln., Nashville, TN 37206**, 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 No. 103 on the plan of rolling acres, as of record in book 1130, page 34, register's office for said county. Said lot fronts 99.3 feet on the westerly side of shady lane and runs back between lines, 166.6 feet on the south line and 168.4 feet on the north line, to a deed line and measures 60 feet thereon.

Being the same parcel conveyed to Shelby Suzanne Mischke from Tennessee Baptist foundation, executor of the estate of Mary jo fletcher, by the power conferred by last will and testament of Mary jo fletcher duly probated, deceased , by virtue of a deed dated 02/28/2017, recorded 03/09/2017, as instrument no. 20170309-0023546 county of Davidson, state of Tennessee.

Assessor's Parcel No: 083-11-0-026

Property Address is: 618 Shady Ln., Nashville, TN 37206

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20170309-0023546 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 083-11-0-026

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 Oct. 3, 2019:

Shelby Suzanne Mischke A/K/A Shelby Mischke

Shelby Suzanne Mischke
A/K/A Shelby Mischke

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 3, 2019 by **Shelby Suzanne Mischke A/K/A Shelby Mischke** 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
Notary Public

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

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 $_____.

Subscribed and sworn to before me

This 3 day of October, 2019.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Comm. Expires
January 29, 2020

(Seal)

Affiant

Shelby Suzanne Mischke
Print Name

Jana Drury
Notary Public

My commission expires:

01-29-20

Jana Drury
Print Name

True Copy Cerification

I, Amy Cox, 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.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Amy Cox, 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: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries