Karen Johnson Davidson County
Batch# 309250 DEEDQC
10/31/2019 12:59:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191031-0112080

Commitment Number: 25774149
Seller's Loan Number: 400379144

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:
Artetta Leigh West Webster and **Justin Webster**, 1600 Ashton Ave., Nashville, TN 37218

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
080 04 0 002.00

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.

Artetta West N/K/A Artetta Leigh West Webster, married, whose mailing address is **1600 Ashton Ave., Nashville, TN 37218**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Artetta Leigh West Webster** and **Justin Webster**, a married couple, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **1600 Ashton Ave., Nashville, TN 37218**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Being lot number 1, Richards Subdivision, as shown on plat of record in Plat Instrument Number 20021004-0121390, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same parcel conveyed to Artetta West, from Excel Builders of Tennessee, by virtue of a deed dated 6/29/2018, recorded 7/22/2018, as instrument no. 20180702-0064113 county of Davidson, state of Tennessee.

Assessor's Parcel No: 080 04 0 002.00

Property Address is: 1600 Ashton Ave., Nashville, TN 37218

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20180702-0064113 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 080 04 0 002.00

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 Oct 21, 2019:

Artetta West N/K/A Artetta Leigh West Webster

Artetta West N/K/A
Artetta Leigh West Webster

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Oct 21, 2019 by **Artetta West N/K/A Artetta Leigh West Webster** who is personally known to me or has produced DL 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.

Gail L. Farley
Notary Public

My commission Aug 27, 2021

GAIL L. FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 21 day of Oct, 2019.

Affiant

Justin Webster
Print Name

(Seal) GAIL L. FARLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My commission expires:
July 27, 2021

Gail L. Farley
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