Commitment Number: 25833342

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Karen Johnson Davidson County
Batch# 315143 DEEDQC
11/13/2019 03:45:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191113-0117182

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:
VIRGINIA C. WEBB and **WILLIAM WEBB**, 533 Inwood Drive, Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 13313007300

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.

VIRGINIA C. SMITH, N/K/A VIRGINIA C. WEBB, grantor, a married woman, whose mailing address is **533 Inwood Drive, Nashville, TN 37211**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **VIRGINIA C. WEBB** and **WILLIAM WEBB, wife and husband**, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **533 Inwood Drive, Nashville, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

BEING LOT NO. 106, ON THE PLAN OF SECTION 1,ABBEY HALL, AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 2331, PAGE 18, IN THEREGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. Being the same property conveyed to Virginia C Smith, unmarried woman by Warranty Deed from Sarah Catherine Thetford Teixeira and husband Richey Teixeira dated 09/10/2015 record in Instrument 20150911-0092339, Register's Office for Davidson County, Tennessee
Property Address is: 533 Inwood Drive, Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20150911-92339 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 13313007300

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 November 1, 2019:

Virginia C. Smith, N/K/A Virginia C. Webb
VIRGINIA C. SMITH, N/K/A
VIRGINIA C. WEBB

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 1, 2019 by **VIRGINIA C. SMITH, N/K/A VIRGINIA C. WEBB** who are personally known to me or have produced Driver 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.

DENICE LYTLE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

DENICE LYTLE
Notary Public
State of Tennessee, Wilson County
My Comission Expires
October 26, 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 1st day of November, 2019.

Virginia C Smith, N/K/A Virginia C. Webb
Affiant

Virginia C. Smith, N/K/A Virginia C. Webb
Print Name

(Seal)

DENICE LYTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My commission expires:

10/26/2021

DENICE LYTLE
Notary Public
State of Tennessee, Wilson County
My Comission Expires
October 26, 2021

DENICE LYTLE
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