Commitment Number: 19NL51148

After Recording, Return To:
~~Nations Lending Services~~ WWRInc
9801 Legler Road
Lenexa, KS 66219
19WR25657

Karen Johnson Davidson County
Batch# 318153 DEEDQC
11/21/2019 12:27:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191121-0120371

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:
Timothy Clark, 105 Eaton Ct., Nashville, TN 37218

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
058 14 0 057.00

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.

QUITCLAIM DEED

Timothy Clark, who acquired title as an unmarried man, hereinafter grantor and also the grantee herein, whose tax-mailing address is **105 Eaton Ct., Nashville, TN 37218**, for $ 0.00 (zero and 00/100) in consideration paid, grants and quitclaims to **Timothy Clark**, married, hereinafter grantee, whose tax mailing address is **105 Eaton Ct., Nashville, TN 37218**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Lot No. 254 on the plan of Enchanted Hills, Section 10, of record in Plat Book 4460, Page 39, Registers Office for said County, to which reference is hereby made for a more complete description. Subject to all easements, reservations, covenants, conditions, agreements of record if any. Being the same property conveyed to \Timothy Clark, an unmarried man\ by \WARRANTY DEED\ from \Elnora M. Fox, unmarried\ as recorded \03/19/2018\ as Document \20180319-0025717\. Commonly Known As: 105 Eaton Ct., Nashville, TN 37218 Tax ID: 058 14 0 057.00 Property Address is: 105 Eaton Ct., Nashville, TN 37218

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at Book 20180319, Page 0025717 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 058 14 0 057.00

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 Nov 15, 2019:

Timothy Clark 11-15-19	
Timothy Clark	

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Nov 15, 2019 by **Timothy Clark,** who is personally known to me or has produced TN Drivers as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

STATHOS DONNELL DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

Ann Stathos Donnell
Notary Public
My Comm 11/03/20

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is _____, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 15 day of Nov, 2019.

Timothy Clark
Affiant

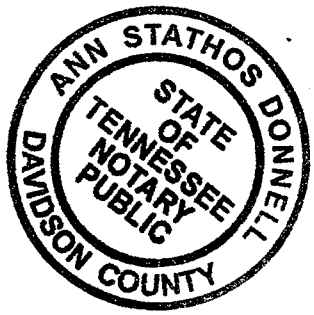
Timothy Clark
Print Name

(Seal)

Notary Public

My commission expires:
11/03/20

Ann Stathos Donnell
Print Name



STATE OF KANSAS
COUNTY OF JOHNSON

The actual consideration for this transfer is $0.00.

Anastatia Harrington
Affiant Anastatia Harrington

Subscribed and sworn to before me, this the 20th **Day of** November **20** 19.

Marguerite L Stalzer
Notary

STATE OF KANSAS NOTARY PUBLIC
MARGUERITE L. STALZER
My Appointment Expires
September 3, 2022

Tennessee Certification of Electronic Document

I, Darian Cheffen (Signer's Name), 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.

Darian Cheffen (Signature)

State of Kansas

County of Johnson

Personally appeared before me, Marguerite L. Stalzer (Notary's Name) a notary public for this county and state, Darian Cheffen (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marguerite L Stalzer (Notary's Signature)

MY COMMISSION EXPIRES: 9-3-2022

NOTARY'S SEAL

STATE OF KANSAS NOTARY PUBLIC

MARGUERITE L. STALZER
My Appointment Expires
September 3, 2022

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731