Karen Johnson Davidson County
Batch# 325626 DEEDQC
12/05/2019 02:00:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191205-0125726

Commitment Number: 25928071
Seller's Loan Number: 1118064845

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:
Brianna Larue Diffenderfer, 2310 Elliott Ave, Unit 108, Nashville, TN 37204

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
105 14 OC 108.00

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.

Brianna Larue Diffenderfer, single, and **Stella Lopez Diffenderfer** and **Thomas Guy Diffenderfer**, a married couple, (and are the parents of Brianna Larue Diffenderfer), whose mailing address is **2310 Elliott Ave, Unit 108, Nashville, TN 37204**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Brianna Larue Diffenderfer**, a single woman, hereinafter grantee, whose tax mailing address is **2310 Elliott Ave, Unit 108, Nashville, TN 37204**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Being a certain condominium Apartment in Davidson County, Tennessee, being Unit No. 108, as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws

appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of said Unit.

Being the same parcel conveyed to Brianna Larue Diffenderfer, Stella Lopez Diffenderfer and Thomas Guy Diffenderfer from Mary Johnson, by virtue of a deed dated 6/2/2017, recorded 6/5/2017, as instrument no. 20170605-0056211 County of Davidson, State of Tennessee.

Assessor's Parcel No: 105 14 OC 108.00

Property Address is: 2310 Elliott Ave, Unit 108, Nashville, TN 37204

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20170605-0056211 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 105 14 OC 108.00

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 11/18, 2019:

Brianna Larue Diffenderfer

Stella Lopez Diffenderfer

Thomas Guy Diffenderfer

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on 11-18, 2019 by **Brianna Larue Diffenderfer**, **Stella Lopez Diffenderfer** and **Thomas Guy Diffenderfer** who are personally known to me or have produced DRIVERS 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.

Notary Public

H.G. HUFF
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

My Commission Expires
Feb. 19, 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 $-0-.

Subscribed and sworn to before me

This 18th day of NOV, 2019.

Affiant

BRIANNA LARUE DIFFENDERFER
Print Name

H.G. HUFF STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

My Commission Expires
Feb. 19, 2020

(Seal)

Notary Public

My commission expires:

2/19/20

H.G. HUFF
Print Name

True Copy Cerification

I, Jeanette 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.

Jeanette Harper
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, Jeanette 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: 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