Karen Johnson Davidson County
Batch# 338690 DEEDQC
01/06/2020 08:42:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200106-0001250

Commitment Number: 25964774
Seller's Loan Number: 2300555648

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:
Paul Clifton Hall, 100 Lakebrink Dr, Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
096 16 0A 030.00

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.

P. Clifton Hall A/K/A Paul Clifton Hall, unmarried, whose mailing address is **100 Lakebrink Dr, Nashville, TN 37214**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Paul Clifton Hall**, unmarried, hereinafter grantee, whose tax mailing address is **100 Lakebrink Dr, Nashville, TN 37214**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land located in Davidson County, Tennessee, being more particularly described as follows: Being all of Unit No. 60, on plan of the First Revision, Phase One, Larchwood, Section Two, Planned Unit Development, as of record in Plat Book 6200, Page 347, Registers Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description. Being the same parcel conveyed to P. Clifton Hall from Laurie A. Berglund, by virtue of a deed dated 11/14/2005, recorded 11/15/2005, as instrument no. 20051115-0137947 county of Davidson , state of Tennessee. Assessor's Parcel No: 096 16 0A 030.00

Property Address is: 100 Lakebrink Dr, Nashville, TN 37214

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20051115-0137947 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 096 16 0A 030.00

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 17 December, 2019:

P. Clifton Hall A/K/A Paul Clifton Hall

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Dec. 17, 2019 by **P. Clifton Hall A/K/A Paul Clifton Hall** 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

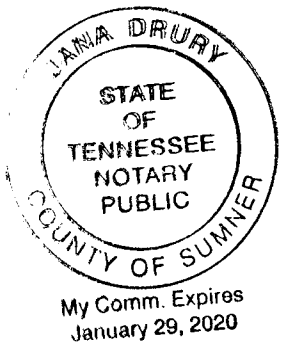
202001060001250

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 17 day of December, 2019.



(Seal)

Paul Clifton Hall
Affiant

Paul Clifton Hall
Print Name

Jana Drury
Notary Public

My commission expires:

01-29-20

Jana Drury
Print Name

ACKNOWLEDGEMENT

State of TN

County of Davidson

On December 17, 2019 before me, Jana Drury, a notary public, personally appeared Paul Clifton Hall,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature Jana Drury (Seal)

Printed Name Jana Drury

Commission Expires 01-29-20

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

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