Karen Johnson Davidson County
Batch# 345189 DEEDQC
01/17/2020 02:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200117-0006484

Commitment Number: 26011455
Seller's Loan Number: 1829110055

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:
Mike Grace and **Susan Grace**, 2204 VILLAGE PARK CT OLD HICKORY, TN 37138

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
044 15 0E 028.00

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.

Mike Grace, A/K/A Michael J. Grace and **Susan Grace, A/K/A Susan C. Grace, husband and wife**, whose mailing address is **2204 VILLAGE PARK CT OLD HICKORY, TN 37138**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Mike Grace** and **Susan Grace**, husband and wife, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **2204 VILLAGE PARK CT OLD HICKORY, TN 37138**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Being Lot No. 28 on the Final Plat Village Green-Phase 2 of record in Instrument No. 20171220-0129585, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same parcel conveyed to Mike Grace a/k/a Michael J. Grace and Susan Grace a/k/a Susan C. Grace from Village Green of Old Hickory, LLC, a Tennessee Limited Liability

Company, by virtue of a deed dated 10/5/2018, recorded 10/9/2018, as instrument no. 20181009-0099803 county of Davidson, state of Tennessee.

Property Address is: 2204 VILLAGE PARK CT OLD HICKORY, TN 37138

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20181009-0099803 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 044 15 0E 028.00

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 November 18, 2019:

Mike Grace, A/K/A
Michael J. Grace

Susan Grace, A/K/A
Susan C. Grace

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 18, 2019 by **Mike Grace, A/K/A Michael J. Grace** and **Susan Grace, A/K/A Susan C. Grace** who are personally known to me or have produced 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.

Jana Drury
Notary Public

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Exp.

202001170006484

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 $0.00.

Subscribed and sworn to before me

This 18 day of November, 2019.

Affiant

Mike Grace
Print Name

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

(Seal)

Jana Drury
Notary Public

My commission expires:

01-29-20

Jana Drury
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