Karen Johnson Davidson County
Batch# 377853 DEEDQC
03/26/2020 01:14:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200326-0033005

Commitment Number: 26546535
Seller's Loan Number: 2201043265

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:
Ryan C. Elliot Sr., 6665 AUTUMNWOOD DR., Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 155-8C-218.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(3)(E): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Ryan C. Elliot Sr., (whose mailing address is **6665 AUTUMNWOOD DR., Nashville, TN 37221)** and **Lillian C. Elliot**, (whose mailing address is 230 Durham Spring Lane 37205), **who were formerly a married couple but are now divorced as per Case No.: 18D1497 In The Fourth Circuit Court, Davidson County, Tennessee At Nashville, Filed on January 15, 2019, and are both unmarried persons**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Ryan C. Elliot Sr., unmarried**, hereinafter grantee, whose tax mailing address is **6665 AUTUMNWOOD DR., Nashville, TN 37221**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Lot No. 218 on the Plan of Poplar Creek Estates Phase 2 of record in Plat Book 6900, Page 339 through 347, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same parcel conveyed to Ryan C. Elliot Sr. and Lillian C. Elliot from Jon L. Garber and

Executed by the undersigned on March 9, 2020:

Lillian C. Elliot

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 3-9, 2020, by **Lillian C. Elliot** who are personally known to me or have produced TN 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.

JAMES T. SCHOLTEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires
March 8, 2022

Hannah T. Garber, by virtue of a deed dated 5/10/2016, recorded 5/11/2016, in deed instrument no. 20160511-0046709 county of Davidson, state of Tennessee.
Property Address is: 6665 AUTUMNWOOD DR., Nashville, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20160511-0046709 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 155-8C-218.00

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 9 Mar, 2020:

Ryan C. Elliot Sr.

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 3-9-, 2020 by **Ryan C. Elliot Sr.** who are personally known to me or have produced TN DL 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

JAMES T. SCHOLTEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires
March 8, 2022

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 9 day of March, 2020.

Affiant

Ryan C Elliot Sr.
Print Name

(Seal)

Notary Public

My commission expires:

3-8-2022

James T. Scholten
Print Name

JAMES T. SCHOLTEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
March 8, 2022

True Copy Cerification

I, Jaimi Petrosky, 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.

Jaime Petrosky
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, Jaimi Petrosky, 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