Karen Johnson Davidson County
Batch# 398373 DEEDQC
05/11/2020 03:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200511-0048845

Commitment Number: 26808259
Seller's Loan Number: 2201066287

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:
Sarah Nichole Carroll and **James Michael Carroll**, 451 CAPRI DR., NASHVILLE, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
090-15-0-138

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.

Sarah Nichole Mohr, N/K/A Sarah Nichole Carroll and **James Michael Carroll, wife and husband**, whose mailing address is **451 CAPRI DR., NASHVILLE, TN 37209**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Sarah Nichole Carroll** and **James Michael Carroll, wife and husband**, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **451 CAPRI DR., NASHVILLE, TN 37209**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Situated in Davidson County, State of Tennessee. Land in Davidson County, Tennessee, being Lot No. 1150, on the plan of Charlotte Park, Section 16, of record in Plat Book 3300, Page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot Said Lot No. 1150 fronts 89.3 feet on the westerly margin of Capri Drive and extends back 146.8 feet on the southerly line and 151.7 feet on the northerly line to a broken line in the rear, measuring 81.0 feet thereon.

Being the same parcel conveyed to Ben Lapp, as sole member of Lesley Ann Kinnis, LLC from Sarah Nichole Mohr, an unmarried woman, and James Michael Carroll, an unmarried man, by virtue of a deed dated 03/16/2018, recorded 03/22/2018, in deed book, page, as instrument no. 20180322-0027001 County of Davidson, State of TN.
Property Address is: 451 CAPRI DR., NASHVILLE, TN 37209

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20180322-0027001 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 090-15-0-138

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 April 22, 2020:

Sarah Nichole Mohr, N/K/A Sarah Nichole Carroll

James Michael Carroll

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 22, 2020 by **Sarah Nichole Mohr, N/K/A Sarah Nichole Carroll** and **James Michael Carroll** who are personally known to me or have produced Driver 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
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
COUNTY OF DECEMBER 19, 2023

Notary Public

202005110048845

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.

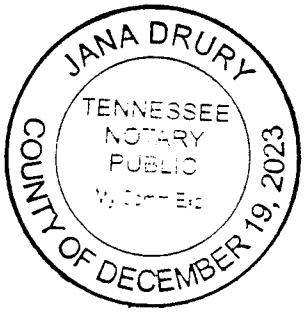
Subscribed and sworn to before me

This 22nd day of April, 20 20.

Affiant

SARAH NICHOLE CARROLL
Print Name

(Seal)



Notary Public

My commission expires:

December 19th, 2023

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