Karen Johnson Davidson County
Batch# 407021 DEEDQC
05/28/2020 11:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200528-0054950

Commitment Number: 26686231

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:
Douglas L. Farmer and **Elizabeth Eckhardt**, 4144 Alva Ln., Nolensville, TN 37135

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
187 09 0A 180.00

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

Douglas L. Farmer and **Elizabeth A. Eckhardt, A/K/A Elizabeth Eckhardt, husband and wife**, whose mailing address is **4144 Alva Ln., Nolensville, TN 37135**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Douglas L. Farmer** and **Elizabeth Eckhardt, husband and wife,** as joint tenants with the right of survivorship, hereinafter grantees, whose tax mailing address is **4144 Alva Ln., Nolensville, TN 37135**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot No.180 on the Plan of Phase Five, Section One, Burkitt Village, SP Subdivision, of record in Plat at Instrument No. 20150210-0012343, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof. Being the same parcel conveyed to Douglas L. Farmer and Elizabeth A. Eckhardt from Douglas L. Farmer, by virtue of a deed dated 5/11/2016, recorded 8/11/2016, as instrument no. 20160811-0083529 county of Davidson, state of Tennessee. Assessor's Parcel No: 187 09 0A 180.00
Property Address is: 4144 Alva Ln., Nolensville, TN 37135

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20160811-0083529 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 187 09 0A 180.00

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 23 April, 2020:

Douglas L Farmer
Douglas L. Farmer

Elizabeth A. Eckhardt, AKA
Elizabeth A. Eckhardt, A/K/A
Elizabeth Eckhardt
Elizabeth Eckhardt

STATE OF TN
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on 23 April, 2020 by **Douglas L. Farmer** and **Elizabeth A. Eckhardt, A/K/A Elizabeth Eckhardt** who are personally known to me or have produced _____ 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.

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Comm exp. 6/19/21

True Copy Cerification

I, Jeanetta 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.

Jeanetta Harper
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Lisette Anne Moree, a notary public for this county and
Notary's Name

state, Jeanetta 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
Lisette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries