Karen Johnson Davidson County
Batch# 412476 DEEDQC
06/09/2020 02:54:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200609-0059235

Commitment Number: 26650029
Seller's Loan Number: 400433329

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:
Charles Ranier Mays and **Ariel Mays**, 776 Cottage Park Dr., Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
060 11 0B 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.

Charles Ranier Mays, formerly unmarried, and **Ariel Morris N/K/A Ariel Mays**, formerly unmarried, whose mailing address is **776 Cottage Park Dr., Nashville, TN 37207**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Charles Ranier Mays** and **Ariel Mays**, husband and wife, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **776 Cottage Park Dr., Nashville, TN 37207**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Unit 28, Cottage Park, a Horizontal Property Regime With Private Elements, AS Established BY Declaration OF covenants, conditions And restrictions, as shown on plat of record in Instrument No. 20151203- 0122006, as amended in Instrument No. 20160126-0007567 and 20160928- 0102452 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more

particular description of said property. Being a portion of the same property conveyed to D225, LLC, a Tennessee limited liability company by Warranty Deed from Danny Eaton and wife, Melanie Eaton, recorded on the 28th day of February, 2014 in Instrument No. 20140228-0017255, in the Register's Office of Davidson County, Tennessee. Being the same parcel conveyed to Charles Ranier Mays and Ariel Morris from D225 LLC, a Tennessee Limited Liability Company, by virtue of a deed dated 4/25/2018, recorded 5/1/2018, as instrument no. 20180501-0040828 county of Davidson, state of Tennessee. Assessor's Parcel No: 060 11 0B 028.00
Property Address is: 776 Cottage Park Dr., Nashville, TN 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20180501-0040828 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 060 11 0B 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.

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 12 day of May, 2020.

Charles Rainer Mays
Ariel Morris N/K/A Ariel Mays
Affiant
Charles Rainer Mays
Ariel Morris N/K/A Ariel Mays
Print Name

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

(Seal)

Ella K. Butler
Notary Public

My commission expires:
09/07/2020

Ella K. Butler
Print Name

Executed by the undersigned on May 12, 2020:

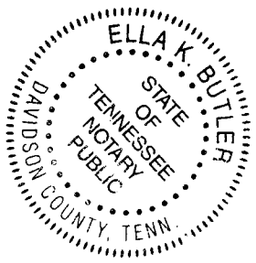
Charles Ranier Mays
Charles Ranier Mays

ariel morris N/K/A ariel mays
Ariel Morris N/K/A Ariel Mays

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 12, 2020 by **Charles Ranier Mays** and **Ariel Morris N/K/A Ariel Mays** 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.

Ella K. Butler
Notary Public



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