Karen Johnson Davidson County
Batch# 416459 DEEDWARR
06/17/2020 06:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200617-0062468

Commitment Number: 26709468
Seller's Loan Number: 11872003445492

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:
Zachary R. Clement and **Jamaica A. Clement**, 1321 Cheshire Dr., Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
041 11 0 015.00

GENERAL WARRANTY 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.

Zachary R. Clement, grantor, a married man, whose mailing address is **1321 Cheshire Dr., Nashville, TN 37207**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Zachary R. Clement** and **Jamaica A. Clement, husband and wife**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **1321 Cheshire Dr., Nashville, TN 37207**, the following real property:

The following described property: Land in Davidson County, Tennessee, being Lot No. 456 on the Plan of Bellshire Estates, Section "B", of record in Book 2331, Page 128, Register's Office for said County. Said Lot No. 456 fronts 146.8 feet on the southeasterly side of Cheshire Drive and extends back 252 feet on the northeasterly line and 261.5 feet on the southwesterly line to a dead line measuring 143.2 feet thereon. Being the same parcel conveyed to Zachary R Clement from Thelma M Sager, by virtue of a deed dated 11/26/2013, recorded 12/17/2013, as instrument no. 20131217-0127344 county of Davidson, state of Tennessee.

Property Address is: 1321 Cheshire Dr., Nashville, TN 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20131217-0127344 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 041 11 0 015.00

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 general warranty covenants, 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.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 04/13/, 2020:

Zachary R. Clement

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 13, 2020 by **Zachary R. Clement** who are personally known to me or have produced 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.

Notary Public

Exp: 3.8.2021

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tenn
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 13 day of April, 2020.

Affiant

Zachary Clement
Print Name

(Seal)

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:
3.8.2021

Gloria M. Jackson
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