Karen Johnson Davidson County
Batch# 417907 DEEDQC
06/18/2020 08:15:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200618-0063668

Commitment Number: 26823998
Seller's Loan Number: 2201072938

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:
Thomas Paul Gonsoulin Jr. and **Anne Gonsoulin**, 656 Magnolia Lane, Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
172 03 0B 035.00

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.

Anne Gonsoulin and **Thomas Paul Gonsoulin, N/K/A Thomas Paul Gonsoulin Jr., wife and husband**, whose mailing address is **656 Magnolia Lane, Nashville, TN 37211**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Thomas Paul Gonsoulin Jr.** and **Anne Gonsoulin, husband and wife**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **656 Magnolia Lane, Nashville, TN 37211**, 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.35 on the Plan of The Woodlands, Phase2, A Planned Unit Development, of record in Plat Book 6900, Page 635, Registers Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Being the same property conveyed to Scott Simmons and wife, Karin Simmons, by Deed dated July5, 2007 from Marie Y. Dal Pra, unmarried, of record in Instrument No.20070713-0083372, Register's Office for Davidson

County, Tennessee. This conveyance of the above described parcel of land is subject to the following:(1) The Plan of record in Plat Book 6900, Page 635, said Registers Office, shows an Owners Certificate, and is subject to all matters as set forth therein. (2) Sanitary Sewers and/or Storm Drainage Easement of record in Book6710, Page 495 and Book 7091, Page 428, Registers Office for Davidson County, Tennessee. (3) All matters shown on the Boundary Plat in Book 6900, Page 497,Registers Office for Davidson County, Tennessee. (4) Easements granted to the State of Tennessee in the Deed in Book 7917, Page 422, Registers Office for Davidson County, Tennessee. (5) Storm Water Detention Agreement in Book 7336,Page 3, Registers Office for Davidson County, Tennessee. (6) Conveyance of Common Area to The Woodlands Homeowners' Association of record in Book 8472,Page 310, said Registers Office. (7) Deeds of Conveyances for water and sewer mains of record in Book 8541, Page 241 and Book 8541, Page 247, said Registers Office. (8) Declaration of Covenants, Conditions and Restrictions for The Woodlands, of record in Book 7334, Page 109 and in Book 7408, Page 250, amended in Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Book 8634,Page 224, and Re-Recorded in Book 8643, Page 675, Registers Office for Davidson County, Tennessee. (9) By-Laws of The Woodlands Homeowners Association, Inc., of record in Book 7334, Page 149 and in Book 7408, Page 289, Registers Office for Davidson County, Tennessee. (10) Charter of The Woodlands Homeowners Association of record in Book 8454, Page 246, said Registers Office. (11) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable. Being the same parcel conveyed to Anne Gonsoulin and Thomas Paul Gonsoulin from Scott Simmons and wife, Karin Simmons., by virtue of a deed dated 9/12/2019, recorded 9/18/2019, as instrument no. 20190918-0094387 county of Davidson, state of Tennessee .
Property Address is: 656 Magnolia Lane, Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20190918-0094387 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 172 03 0B 035.00

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 May 21, 2020:

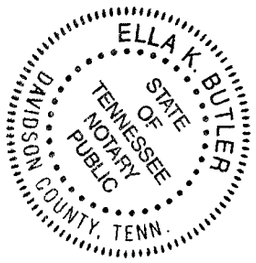
Anne Gonsoulin

Thomas Paul Gonsoulin, N/K/A
Thomas Paul Gonsoulin Jr.,

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 21, 2020 by **Anne Gonsoulin** and **Thomas Paul Gonsoulin, N/K/A Thomas Paul Gonsoulin Jr.**, who are personally known to me or have produced TN Driver Lic 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



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 $0.00.

Subscribed and sworn to before me

This 21 day of May, 2020. Thomas Paul Gonsoulin N/K/A Thomas Paul Gonsoulin

Affiant

Anne McGonsoulin

Print Name THOMAS PAUL GONSOULIN N/K/A THOMAS PAUL GONSOULIN, JR

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

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