Karen Johnson Davidson County
Batch# 421891 DEEDQC
06/22/2020 10:42:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200622-0066438

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	DANIEL W. RISEN and RACHEL PARKER RISEN 5933 Woodlands Ave. NASHVILLE TN 37211	Daniel W. Risen and Rachel Parker Risen 5933 Woodlands Avenue Nashville, TN 37211

Order Number: 00691271-001

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Daniel W. Risen and Rachel Parker Risen, a/k/a Rachel L. Risen, Husband and Wife** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Daniel W. Risen and Rachel Parker Risen, Husband and Wife,** whose address is 5933 Woodlands Avenue, Nashville, TN 37211, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being all of Lot No. 6, on the plan of Revision Lots 4, 5, 6, 11, 12 & 13 and open space, the Woodlands Subdivision, Phase 4, Section 1B, of record in Instrument 20071108-0131963, said Register's Office, reference to which is hereby made for a more complete description of said lot.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all matters appearing on the Plan of record in Plat Instrument No. 20071108-0131963; restrictions of record in Book 7334, Page 109, Book 7408, Page 250, Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224 and Book 8643, Page 675; charter of record in Book 8454, Page 246; easement for drainage of record in Book 7917, page 722; easement for sanitary sewers/storm drainage of record in Instrument No, 20070702-0078297; all of record in the Register's Office for Davidson County, Tennessee,

Subject to all other easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 172 03 0A 115.00
Street address of property: 5933 Woodlands Avenue, Nashville, TN 37211

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20140729-0067546 in the Recorder's Office, Davidson County, Tennessee.

Signed this 11 day of June, 2020.

Signature of Grantor(s):

Daniel W. Risen

Rachel Parker Risen a/k/a Rachel L. Risen
Rachel Parker Risen, a/k/a
Rachel L. Risen

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 11 day of June, 2020, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Daniel W. Risen and Rachel Parker Risen, a/k/a Rachel L. Risen known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 172 03 0A 115.00
Street address of property: 5933 Woodlands Avenue, Nashville, TN 37211

Oath of Consideration

I or we, David W Risen, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.

Signed this 11 day of June, 2020.

Signatures of Affiant(s):

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Sworn and subscribed before me this 11 day of June, 2020.

Notary Public

202006220066438

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 6, ON THE PLAN OF REVISION LOTS 4, 5, 6, 11, 12 & 13 AND OPEN SPACE, THE WOODLANDS SUBDIVISION, PHASE 4, SECTION 1B, OF RECORD IN INSTRUMENT 20071108-0131963, SAID REGISTER'S OFFICE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

Parcel ID: 172 03 0A 115.00

Commonly known as 5933 WOODLANDS Avenue, Nashville, TN 37211
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Instrument: 20140729-0067546 in the Register's Office of Davidson County, Tennessee.

True Copy Certification

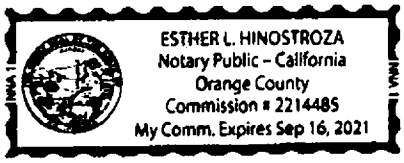
I,____Erika Olivo_____, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me, Esther L. Hinostroza, a notary public for this county and state, _____Erika Olivo_____ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires:_____
Notary' Seal (if on paper)