Karen Johnson Davidson County
Batch# 422982 DEEDQC
06/22/2020 12:27:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20200622-0066672

Commitment Number: 26644889
Seller's Loan Number: 103647351

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:
Walter B. Voisard, II, 1231A BATTLEFIELD DRIVE, NASHVILLE, TN 37215

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 117-08-0Q-001-00

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.

Walter B. Voisard, II , joined by his spouse **Tiffany L Voisard,** and **Steven B. Voisard** and **Meeling L. Voisard,** husband and wife, (and are the parents of Walter B. Voisard, II), whose mailing address is **1231A BATTLEFIELD DRIVE, NASHVILLE, TN 37215**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Walter B. Voisard, II,** married, hereinafter grantee, whose tax mailing address is **1231A BATTLEFIELD DRIVE, NASHVILLE, TN 37215**, 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 A AS SHOWN ON EXHIBIT "C" IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1231 BATTLEFIELD DRIVE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 66-27-103(B), OF RECORD IN INSTRUMENT NUMBER 20131009-0106079 AND BEING A REVISION OF LOT NO. 42 ON THE MAP

OF GALECREST SUBDIVISION, NO. 2, BLOCK "G" OF RECORD IN BOOK 1424, PAGE 19, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PARCEL CONVEYED TO WALTER B. VOISARD, II, STEVEN B. VOISARD AND MEELING L. VOISARD FROM ASPEN CONSTRUCTION, INC., A TENNESSEE CORPORATION, BY VIRTUE OF A DEED DATED 4/30/2014, RECORDED 5/2/2014, AS INSTRUMENT NO. 20140502-0037498 COUNTY OF DAVIDSON, STATE OF TENNESSEE.
Property Address is: 1231A BATTLEFIELD DRIVE, NASHVILLE, TN 37215

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20140502-0037498 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 117-08-0Q-001-00

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 April 24, 2020:

Walter B. Voisard II
Walter B. Voisard, II

Tiffany L Voisard
Tiffany L Voisard,

Steven B. Voisard

Meeling L. Voisard

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 24, 2020 by **Walter B. Voisard, II, Tiffany L Voisard,** and ~~**Steven B. Voisard**~~ and ~~**Meeling L. Voisard**~~ 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

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

Comm. Exp. 9/7/2020

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 24 day of April, 2020.

Walter Voisard II
Affiant

Walter Voisard
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 April 15, 2020:

Walter B. Voisard, II

Tiffany L Voisard,

Steven B. Voisard
Steven B. Voisard

Meeling L. Voisard
Meeling L. Voisard

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 20____ by **Walter B. Voisard, II**, **Tiffany L Voisard,** and **Steven B. Voisard** and **Meeling L. Voisard** 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.

_____
Notary Public

See attached Acknowledgment

20200622006672

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino }

On April 15, 2020 before me, Sherrie Turner, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Steven B. Voisard and Meeling L. Voisard
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SHERRIE TURNER
COMM #2199806
NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
My Commission Expires June 4, 2021

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sherrie Turner
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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True Copy Cerification

I, Jeanette 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.

Jeanette Harper
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, Jeanette 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
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries