Karen Johnson Davidson County
Batch# 422982 DEEDQC
06/22/2020 12:27:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200622-0066673

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 and **Tiffany L. Voisard**, 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, grantor, a married man, whose mailing address is **1231A BATTLEFIELD DRIVE, NASHVILLE, TN 37215**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Walter B. Voisard, II** and **Tiffany L. Voisard**, husband and wife, as joint tenants with right of survivorship, hereinafter grantees, 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 deed recorded at 202006220066672_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.

Being the same parcel conveyed:

To_____

From _____

Dated_____ Recorded _____

Book _____ Page 202006220066672 _____

Executed by the undersigned on April 24, 2020:

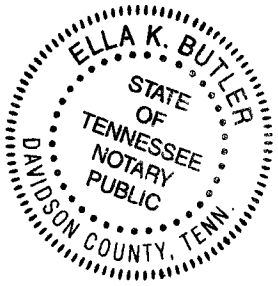
Walter B. Voisard II

Walter B. Voisard, II

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 24, 2020 by **Walter B. Voisard, II** who is personally known to me or has produced TN Driver Lic. as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Ella K Butler
Notary Public



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 04 day of April, 2020.

Walter Voisard II
Affiant

Walter Voisard
Print Name

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

Ella K. Butler
Notary Public

My commission expires:

09/07/2020

Ella K. Butler
Print Name

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