Karen Johnson Davidson County
Batch# 424783 DEEDQC
06/24/2020 08:50:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200624-0067911

Commitment Number: 26917237
Seller's Loan Number: 2201088873

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:
April Davies and **Matthew Davies**, 204 NOONAN CT Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
083-15-0-115-00

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.

April E. Dill, N/K/A April Davies, grantor, a married woman, whose mailing address is **204 NOONAN CT Nashville, TN 37206**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **April Davies** and **Matthew Davies, wife and husband**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **204 NOONAN CT Nashville, TN 37206**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE ATTACHED EXHIBIT A

Property Address is: 204 NOONAN CT Nashville, TN 37206

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20110418-0029752 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 083-15-0-115-00

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 22, 2020:

April E Dill N/K/A April Davies

April E. Dill, N/K/A April Davies

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on May 22, 2020 by **April E. Dill, N/K/A April Davies** who is personally known to me or has produced Driving License 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.

Notary Public

EXP
5-17-2023

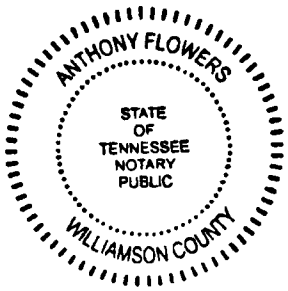
ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

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 22 day of May, 2022.



(Seal)

Affiant

April D Davis
Print Name

Notary Public

My commission expires:

May 17, 2023

Anthony Flowers
Print Name

Order No.: 26917237

LEGAL DESCRIPTION

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 133, Section Two, Addition One, Fortland Park, as shown on plat of record in Plat Book 2854,Page 85, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same parcel conveyed to April E. Dill from Dennis Bryant, by virtue of a deed dated 4/14/2011, recorded 4/18/2011, as instrument no. 20110418-0029752 county of Davidson, state of Tennessee.

Assessor's Parcel No: 083-15-0-115-00

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