Karen Johnson Davidson County
Batch# 426384 DEEDQC
06/25/2020 03:01:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200625-0068987

Commitment Number: 26591198
Seller's Loan Number: 103658293

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:
Melody Ann Gill and **Chris A Johnson**, 3119 Hydes Ferry Rd., Nashville, TN 37218

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
080 04 0 009.00

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.

Melody Gill, A/K/A Melody Ann Gill, married, whose mailing address is **3119 Hydes Ferry Rd., Nashville, TN 37218**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Melody Ann Gill** and **Chris A Johnson**, wife and husband, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **3119 Hydes Ferry Rd., Nashville, TN 37218**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 3119 Hydes Ferry Rd., Nashville, TN 37218

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was deed

recorded at Instrument No. 20020322-0035391 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 080 04 0 009.00

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 June 12, 2020:

Melody Gill A/K/A Melody Ann Gill

Melody Gill, A/K/A Melody Ann Gill

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 12, 2020 by **Melody Gill, A/K/A Melody Ann Gill** who is personally known to me or has produced Driver's 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

BETH SHULMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 8, 2021

State of Tennessee
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 12th day of June, 2020.

BETTE SHULMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 8, 2021

Chris A Johnson
Affiant

CHRIS A JOHNSON
Print Name

(Seal)

Bette Shulman
Notary Public

My commission expires:

November 8, 2021

Bette Shulman
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Hydes Park Subdivision, Section I; of record in Plan Book 2900, page 147, said Register's Office. Said Lot No. 5 being situated in the 13th Civil District of Davidson County, Tennessee, and fronts 209 feet on Hydes Ferry Pike and runs back between parallel lines bisecting said pike at right angles, measuring 143.6 feet, on the North Line and 382.2 feet on the South line and 317.3 feet across the rear. Being the same parcel conveyed to Melody Gill from William C. Gill, by virtue of a deed dated 3/11/2002, recorded 3/22/2002, as instrument no. 20020322-0035391 county of Davidson, state of Tennessee.

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, Lisette 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