Karen Johnson Davidson County
Batch# 433541 DEEDQC
07/09/2020 09:37:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200709-0074455

Commitment Number: 26872606

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:
THOMAS S. CHANDLER, 2116 Hobbs Rd., K5 Nashville, TN 37215

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
131 02 0A 066.00

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.

THOMAS S. CHANDLER, joined by his spouse **Britney Ann Chandler**, whose mailing address is **2116 Hobbs Rd., K5 Nashville, TN 37215**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **THOMAS S. CHANDLER, married**, hereinafter grantee, whose tax mailing address is **2116 Hobbs Rd., K5 Nashville, TN 37215**, 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: 2116 Hobbs Rd., K5 Nashville, TN 37215

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded 20041214-0148447 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 131 02 0A 066.00

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 5, 2020:

THOMAS S. CHANDLER

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 5, 2020 by **THOMAS S. CHANDLER** 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

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

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 5 day of June, 2020.

Affiant

Thomas S Chandler

Print Name

(Seal)

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

Ella K. Butler

Notary Public

My commission expires:

09/07/2020

Ella K. Butler

Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property: Land in Davidson County, Tennessee, Being Unit No. K-5, on the Plan of Hobbs House Condominium Apartments, According to the Master Deed of Record in Book 5289, Page 515, in the Register's Office of Davidson County, Tennessee, and More Particularly Described in Plat Book 4595, Page 74, as Amended in Book 5200, Page 54, in the Register's Office of Davidson County, Tennessee, to Which Plat Reference is Hereby Made for a More Particular Description. Being the Same Parcel Conveyed to Thomas S. Chandler From Mary Jane Mcrae and Arlin L. Mcrae and Norma Jean Mcrae , by Virtue of a Deed Dated 12/9/2004, Recorded 12/14/2004, as Instrument No. 20041214-0148447 County of Davidson , State of Tennessee Assessor's Parcel No: 131 02 0A 066.00

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