Karen Johnson Davidson County
Batch# 440844 DEEDQC
07/20/2020 03:01:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200720-0079495

Commitment Number: 26987015
Seller's Loan Number: 103761956

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:
Ryan K. Greene and **Taylor D. Greene**, 1425 Greenwood Avenue, Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
083-02-0-037

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.

Ryan K. Greene and Taylor D. Greene, F/K/A Taylor D. Diehl, husband and wife, whose mailing address is **1425 Greenwood Avenue, Nashville, TN 37206**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Ryan K. Greene and Taylor D. Greene husband and wife**, as joint tenants, hereinafter grantees, whose tax mailing address is **1425 Greenwood Avenue, Nashville, TN 37206**, 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: 1425 Greenwood Avenue, Nashville, TN 37206

State of Delaware
County of Sussex

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 25 day of June, 20 22.

Ryan K. Greene
Affiant

Ryan Greene
Print Name

(Seal)

Notary Public

My commission expires:

INDEF

JAMES P CURRAN, JR. ATTORNEY AT LAW STATE OF DELAWARE 29 DEL. C. SEC. 4323(a)(3)

James P Curran Jr.
Print Name

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20140702-0058225 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 083-02-0-037

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 25, 2020:

Ryan K. Greene

Ryan K. Greene

Taylor D. Greene
FKA Taylor Diehl

Taylor D. Greene,
F/K/A Taylor D. Diehl,

STATE OF Delaware
COUNTY OF Sussex

The foregoing instrument was acknowledged before me on June 25, 2020 by **Ryan K. Greene** and **Taylor D. Greene, F/K/A Taylor D. Diehl,** who are personally known to me or have produced license 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.

JAMES P CURRAN, JR. ATTORNEY AT LAW STATE OF DELAWARE 29 DEL. C. SEC. 4323(a)(3)

Notary Public

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being the easterly 55 feet of the westerly 116 feet of Lot No. 4, on the Plan of H. M. Doak's Subdivision of Land, of record in Plat Book 332, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same parcel conveyed to Ryan K. Greene and Taylor D. Diehl from Jill A. Mongene, by virtue of a deed dated 06/23/2014, recorded 07/02/2014, as instrument no. 20140702- 0058225 county of Davidson, state of Tennessee.

Assessor's Parcel No: 083-02-0-037

True Copy Cerification

I, Jaimi Petrosky, 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.

Jaime Petrosky
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, Jaimi Petrosky, 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