Karen Johnson Davidson County
Batch# 442796 DEEDQC
07/23/2020 12:15:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200723-0081149

Commitment Number: 26940459
Seller's Loan Number: 2201099517

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108
2694059
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:
Kenneth E. Barrett, 614 Hume St., Nashville TN 37208

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
081 12 0P 002.00

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.

Kenneth E. Barrett, (whose mailing address is **614 Hume St., Nashville, TN 37208**) and **Stephanie L. Barrettt,** (whose mailing address is 716 Split Rail Dr, Brentwood, TN 37027 **who were formerly a married couple but are now divorced as per Case No.: 19D-280 In The Third Circuit Court For Davidson County, Tennessee At Nashville, Filed on February 14, 2019, and are both unmarried persons,** hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Kenneth E. Barrett, single,** hereinafter grantee, whose tax mailing address is **614 Hume St., Nashville, TN 37208,** 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: 614 Hume St., Nashville, TN 37208

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20141016-0095572in the Register's Office of Davidson County, Tennessee.

Parcel ID: 081 12 0P 002.00

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 23, 2020:

Kenneth E. Barrett

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on June 23, 2020 by **Kenneth E. Barrett** who is personally known to me or has produced Driver 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

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Stephanie L. Barrettt

Stephanie L. Barrettt

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 30, 2020 by **Stephanie L. Barrettt** who is personally known to me or has produced drivers 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.

MARINA S. MOLYANINOVA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Marina Smolyaninova
Notary Public com. exp. 01/03/22

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 23 day of June, 2022.

Kenneth E. Barrett
Affiant

Ken Barrett
Print Name



(Seal)

Notary Public

My commission expires:

May 17, 2023

Anthony Flowers
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Unit B as shown on Plat attached as Exhibit "C" to the Declaration Establishing Townhomes of Hume Street and 7th Avenue, of record in Instrument No. 20100915-0073268, Register's Office for Davidson County, Tennessee, as amended by Amendment to Declaration recorded at Instrument No. 20150327-0026706, 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 Kenneth E. Barrett and Stephanie L. Barrettt from Washington Property Management, LLC, by virtue of a deed dated 10/15/20140, recorded 10/16/2014, as instrument no. 20141016-0095572 county of Davidson, state of Tennessee.

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