Karen Johnson Davidson County
Batch# 445223 DEEDQC
07/29/2020 08:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200729-0083128

Commitment Number: 26848183
Seller's Loan Number: 103715486

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:
Matthew W. Lewis and **Mary Katherine Roth**, 205 Mckennell Drive, Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
072-15-0-317

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.

Matthew W. Lewis, a formerly unmarried man, whose mailing address is **205 Mckennell Drive, Nashville, TN 37206**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Matthew W. Lewis** and **Mary Katherine Roth**, husband and wife, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **205 Mckennell Drive, Nashville, TN 37206**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described property:

Land in Davidson County, Tennessee, being part of Lot 63 on the Plan of Brownsville, as of record in Plat Book 21, page 9, Register's Office for Davidson County, Tennessee, described according to a survey made by Hickerson and Pleasant Engineering Company, dated November 3, 1966 as follows: Beginning at a point in the center line of McKinnel Avenue at

the northwest corner of the property conveyed to Clyde A. Morgan, of record in Book 965, page 399, said Register's Office; thence with said Morgan's westerly line South 1 deg. 05' East 300 feet; thence North 86 deg. 45' West 81 feet to an iron pin; thence North 2 deg. 00' East 300 feet to the center line of McKinnel Avenue; thence with the same easterly 65 feet to the beginning. Being the same parcel conveyed to Matthew W. Lewis from Margaret E. Digiulio and Christopher A. Lord, by virtue of a deed dated 09/28/2017, recorded 10/03/2017, as instrument no. 20171003-0101276 county of Davidson, state of Tennessee.

Assessor's Parcel No: 072-15-0-317

Property Address is: 205 Mckennell Drive, Nashville, TN 37206

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20171003-0101276 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 072-15-0-317

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 20, 2020:

Matthew W. Lewis

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 20, 2020 by **Matthew W. Lewis** 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



Notary Exp 9/7/2020

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