Karen Johnson Davidson County
Batch# 449078 DEEDQC
08/03/2020 02:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200803-0085497

Commitment Number: 26751805
Seller's Loan Number: 20039884

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:
Joseph Shultz and **Morgan E. Ballek**, 7116 Bay Cove Trl., Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
141 12 0B 037.00

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.

Joseph Shultz and **Morgan E. Ballek, husband and wife**, who both took title as unmarried persons, whose mailing address is **7116 Bay Cove Trl., Nashville, TN 37221**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Joseph Shultz** and **Morgan E. Ballek, husband and wife**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **7116 Bay Cove Trl., Nashville, TN 37221**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Phase 2, Southampton of record in Plat Book 5200, Page 595, amended in Book 6150, Page 298, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same parcel conveyed to Joseph Shultz and Morgan E. Ballek from Alec A. Pagliarulo and Casey M. Pagliarulo, by virtue of a deed dated 8/31/2018, recorded 9/26/2018, as instrument no. 20180926-0095357 County of Davidson,

State of Tennessee.
Property Address is: 7116 Bay Cove Trl., Nashville, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20190628-0063036 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 141 12 0B 037.00

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 5-12, 2020:

Joseph Shultz

Morgan E. Ballek

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 12, 2020 by **Joseph Shultz** and **Morgan E. Ballek** who are personally known to me or have produced drivers 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.

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Exp: 3.8.2021

State of Tenn.
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 12 day of May, 2020.

Affiant

Joseph Shultz
Print Name

(Seal)

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:
3-8-2021

Gloria M. Jackson
Print Name

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