Karen Johnson Davidson County
Batch# 455390 DEEDQC
08/12/2020 02:23:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200812-0090142

Commitment Number: 26808150
Seller's Loan Number: 4004474286

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 Heard and **Valerie Schipani**, 2013 24th Ave., South Nashville, TN 37212

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
104 11 0 324.00

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.

Matthew Heard and Valerie Schipani, husband and wife, and Michael J. Heard joined by his spouse **Gail Anne Eichelberger**, (Matthew Heard is the father of Michael J. Heard) whose mailing address is **2013 24th Ave., South Nashville, TN 37212**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Matthew Heard** and **Valerie Schipani, husband and wife**, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **2013 24th Ave., South Nashville, TN 37212**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Being land in Davidson County, Tennessee, being the southerly one-half of lot no. 101 on the map of Bransford Realty Company's subdivision of the Edgar Jones Home Place, as of record in book 421, page 7, register's office for said county.

Said southerly one-half of said lot no. 101 fronts 45 feet in the westerly side of 24th avenue south and runs back between parallel lines 165 feet to an alley.

Being the same parcel conveyed to Matthew Heard and Valerie Schipani, husband and wife, and Michael J. Heard, a married man from Ray A. Lathrop and spouse, Martha Hutchinson, by virtue of a deed dated 3/10/2017, recorded 3/13/2017, as instrument no. 20170313-0024565 county of Davidson, state of Tennessee.

Property Address is: 2013 24th Ave., South Nashville, TN 37212

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20170313-0024565 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 104 11 0 324.00

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 18, 2020:

Matthew Heard

Valerie Schipani

Michael J. Heard

Gail Anne Eichelberger

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 18, 2020 by **Matthew Heard** and **Valerie Schipani** and ~~**Michael J. Heard**~~ and ~~**Gail Anne Eichelberger**~~ who are personally known to me or have produced TN Driver Lic 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.

Ella K. Butler
Notary Public

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

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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 1, 2020:

Matthew Heard

Michael J. Heard

Valerie Schipani

Gail Anne Eichelberger

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 1, 2020 by **Matthew Heard** and **Valerie Schipani** and **Michael J. Heard** and **Gail Anne Eichelberger** who are personally known to me or have produced _____ 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

202008120090142

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 18 day of June, 2020.

Affiant

Matthew Heard Valerie Schiparo
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

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 1 day of May, 2020.

Affiant

MICHAEL J. HEARD
Print Name

Notary Public

(Seal)

GLORIA M JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:

3-8-2021

GLORIA M. JACKSON
Print Name

True Copy Cerification

I, Jeanette Harper, 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.

Jeanette Harper
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, Jeanette Harper, 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