Karen Johnson Davidson County
Batch# 459622 DEEDQC
08/19/2020 09:46:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200819-0093210

Commitment Number: 27235820

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:
Jacquelyn Peck, 1704 Hanover Rd, Nashville, TN 37216-3406

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
072-12-0-019

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.

Jacquelyn Peck, joined by her spouse, **Patrick McNicholas**, whose mailing address is **1704 Hanover Rd, Nashville, TN 37216-3406**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Jacquelyn Peck, a married woman,** hereinafter grantee, whose tax mailing address is **1704 Hanover Rd, Nashville, TN 37216-3406**, 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: 1704 Hanover Rd, Nashville, TN 37216-3406

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20170927-0099110 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 072-12-0-019

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 August 3, 2020:

Jacquelyn Peck

Patrick McNicholas

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 3, 20 20 by **Jacquelyn Peck** and **Patrick McNicholas** who is personally known to me or has produced Driver 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.

Notary Public

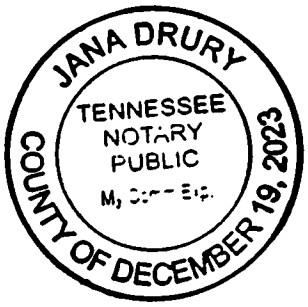
JANA DRURY
TENNESSEE NOTARY PUBLIC
COUNTY OF DECEMBER 19, 2023

State of Tennessee
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 3rd day of August, 20 20.



(Seal)

Affiant

Jacquelyn Peck
Print Name

Jana Drury
Notary Public

My commission expires:

December 19th, 2023

Jana Drury
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property:

Land being located in Davidson County, Tennessee, being all of Lot 89 and the westerly Ten (10) Feet of Lot 88 in Geo. Waters place on Maxey lane which subdivision is of record in Book 332, PAGE 136 and 137, of the Register's office for Davidson County, Tennessee.

Said Lot 89 and part of Lot 88 front together Sixty-Five (65) Feet on the southerly side of Hanover Avenue and run back between parallel lines one Hundred and Fitly (150) feet to an alley.

Being the same parcel conveyed to Jacquelyn Peck from Devon J. Sutherland and Michele J. Burks, by virtue of a deed dated 09/22/2017, recorded 09/27/2017, as instrument no. 20170927-0099110 county of Davidson, state of Tennessee.

Assessor's Parcel No: 072-12-0-019

True Copy Cerification

I, Amy Cox, 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.

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, Amy Cox, 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