Karen Johnson Davidson County
Batch# 464620 DEEDQC
08/26/2020 10:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200826-0096681

Commitment Number: 20NL39021

After Recording, Return To:
~~Nations Lending Services~~ WWRLLC.
9801 Legler Road
Lenexa, KS 66219 20WR28562

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:
Jonathan M. Moosekian and **Kristi M Moosekian**, 139 Lake Park Dr., Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
11915009700

QUITCLAIM DEED

Jonathan M. Moosekian, now married to **Kristi Moosekian**, hereinafter grantor, whose tax-mailing address is **139 Lake Park Dr., Nashville, TN 37211**, WITHOUT consideration paid, grants and quitclaims to **Jonathan M. Moosekian** and **Kristi M Moosekian**, husband and wife, hereinafter grantees, whose tax mailing address is **139 Lake Park Dr., Nashville, TN 37211**, 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 1 on the plan of Southlake, Section Four, as of record in Book 3300, page 85, Register's Office for said County. Tract 1 Said Lot No. I fronts 149.37 feet on the southerly side of Lake Park Drive and extends back between lines 173.13 feet on the westerly line and 185.0 feet on the easterly line to a dead line in the rear on which it measures 59.65 feet. and Tract 2 Land in Davidson County, Tennessee being a 0.10, more or less, acre tract of land lying in the 29th Councilmanic District of Davidson County, Tennessee. Beginning at a point lying on the southerly margin of Lake Park Drive, said point being further described as the northeast corner of lot number 1 on the Plan of Southlake, Section Four, as of record in Book 3300, page S5, Register's Office for Davidson County, Tennessee; thence leaving the said southerly margin of Lake Park Drive; south 20 degrees 12' E. a distance of 77.58 feet to a point; thence South

2 degrees 33' N. a distance of 90.34 feet to a point; thence South 54 degrees 56' W. a distance of 37.87 feet to a point, said point being further described as the southeast corner of Lot No. 1 on the said Plan of Southlake, Section Four; thence leaving the southeast corner of Lot No. 1 on the said Plan of Southlake, Section Pour and running with the easterly line of said Lot No. 1 N. 2 degrees 33' E. a distance of 185.00 feet to the point of beginning, containing an area of 0.10, more or less, acres. Subject to all easements, reservations, covenants, conditions, agreements of record if any.

DERIVATION CLAUSE

Being the same property conveyed to Jonathan M. Moosekian, unmarried by WARRANTY DEED from Ernest Huddleston Jr as recorded 09/05/2013 as Document 201309050093771.
Commonly Known As: 139 Lake Park Dr , Nashville, TN, 37211
Tax ID: 11915009700

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 7-22, 2020:

Jonathan M. Moosekian

Kristi M Moosekian

GAIL L. FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 7-22, 2020 by **Jonathan M. Moosekian and Kristi M Moosekian** who are personally known to me or have produced D.L. as identification, and furthermore, the aforementioned persons have acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

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 or value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 22 day of July, 2020.

GAIL L. FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(Seal)

Affiant

Jonathan M. Moosekian
Print Name

Gail L. Farley
Notary Public

My commission expires:
July 27, 2021

Gail L. Farley
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Darian Cheffen (Signer's Name), do hereby make oath that I am a licensed attorney and/or the 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.

Darian Cheffen (Signature)

State of Kansas

County of Johnson

Personally appeared before me, Marguerite L. Stalzer (Notary's Name) a notary public for this county and state, Darian Cheffen (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marguerite L Stalzer (Notary's Signature)

MY COMMISSION EXPIRES: 9-3-2022

NOTARY'S SEAL

STATE OF KANSAS NOTARY PUBLIC

MARGUERITE L. STALZER
My Appointment Expires
September 3, 2022

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731