Karen Johnson Davidson County
Batch# 471607 DEEDQC
09/08/2020 11:17:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200908-0101877

Commitment Number: 27133027
Seller's Loan Number: 2201128811

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:
Ryan Lipman and **Mary Glenn Yort Lipman**, 970 Graybar Ln., Nashville, TN 37204

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
118 13 0U 001.00

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.

Ryan Lipman and **Mary Glenn Caroline Yort, N/K/A Mary Glenn Yort Lipman, husband and wife**, whose mailing address is **970 Graybar Ln., Nashville, TN 37204**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Ryan Lipman** and **Mary Glenn Yort Lipman, husband and wife**, as joint tenants with right of survivorship hereinafter grantees, whose tax mailing address is **970 Graybar Ln., Nashville, TN 37204**, 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: 970 Graybar Ln., Nashville, TN 37204

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20190724-0072878 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 118 13 0U 001.00

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 August 22, 2020:

Ryan Lipman

Mary Glenn Caroline Yort N/K/A Mary Glenn Yort Lipman

Mary Glenn Caroline Yort, N/K/A
Mary Glenn Yort Lipman

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 22, 2020 by **Ryan Lipman** and **Mary Glenn Caroline Yort, N/K/A Mary Glenn Yort Lipman** who are personally known to me or have produced driver 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.

Notary Public

BETTE SHERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 8, 2021

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 22nd day of August, 2020.



My Commission Expires
November 8, 2021

Affiant

Mary Glenn York Lipman
Print Name

(Seal)

Notary Public

My commission expires:

November 8, 2021

Bette Shulman
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

EXHIBIT "A" The following described property: Land in Davidson County, Tennessee, being Unit No. 970 of The Plan of Graybar Commons, a Condominium with Private Elements, as shown on Exhibit "B" of Graybar Commons, of record as Instrument No. 20150109-0002663, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description. Being the same parcel conveyed to Ryan Lipman and Mary Glenn Caroline Yort from Amy Lynn Hatch and Christopher Hurst Hatch, by virtue of a deed dated 7/19/2019, recorded 7/24/2019, as instrument no. 20190724-0072878 county of Davidson, state of Tennessee.
Assessor's Parcel No: 118 13 0U 001.00

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