Karen Johnson Davidson County
Batch# 473846 DEEDQC
09/11/2020 11:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200911-0103829

Commitment Number: 26499356

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:
Luz Angelina Keith, 6214 Morrow Rd, Nashville, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
091-01-0-074

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.

Luz Angelina Alza-Keith N/K/A Luz Angelina Keith, unmarried, whose mailing address is **6214 Morrow Rd, Nashville, TN 37209**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Luz Angelina Keith**, unmarried, hereinafter grantee, whose tax mailing address is **6214 Morrow Rd, Nashville, TN 37209**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being all of Lot 7, Block "5", on the Map of Cherokee Park Subdivision, of record in Book 161, Page 75, Register's Office for said County, to which plan reference is hereby made for a more complete description. Being the same parcel conveyed to Luz Angelina Alza-Keith from Cynthia French and Gloria Walker Reed, by virtue of a deed dated 11/06/2006, recorded 11/14/2006, in deed book , page , as instrument no. 20061114-0141449 county of Davidson, state of TN. Assessor's Parcel No: 091-01-0-074 Property Address is: 6214 Morrow Rd, Nashville, TN 37209

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20061114-0141449 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 091-01-0-074

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 March 25, 2020:

Luz Angelina Alza-Keith N/K/A
Luz Angelina Keith

Luz Angelina Alza-Keith N/K/A Luz Angelina Keith

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 25, 2020 by **Luz Angelina Alza-Keith N/K/A Luz Angelina Keith** who is personally known to me or has produced TN Driver Lic 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.

Ella K Butler
Notary Public

MY COMMISSION EXPIRES:
09/07/2020

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

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 25 day of March, 2020.

Luz Angelina Alza-Keith N/K/A
Luz Angelina Keith
Affiant LUZ ANGELINA ALZA-KEITH N/K/A
LUZ ANGELINA KEITH
Print Name

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

(Seal)

Ella K. Butler
Notary Public

My commission expires:
09/07/2020

Ella K. Butler
Print Name

True Copy Cerification

I, Dona Bajet, 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.

Dona Bajet
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, Dona Bajet, 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