Karen Johnson Davidson County
Batch# 484818 DEEDQC
09/28/2020 03:22:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200928-0111585

Commitment Number: 27278921
Seller's Loan Number: 400496523

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:
Benjamin Rush Howard, 1824 Underwood St, Nashville, TN 37208

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
081-15-0-133-00

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.

Benjamin Rush Howard, grantor, a married man, (and is the son of Herman Howard and Rebecca Howard) whose mailing address is **1824 Underwood St, Nashville, TN 37208,** hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Benjamin Rush Howard and Makaila Marie Haase, husband and wife, and Herman Howard and Rebecca Howard, husband and wife, all as joint tenants,** hereinafter grantee, whose tax mailing address is **1824 Underwood St, Nashville, TN 37208,** 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: 1824 Underwood St, Nashville, TN 37208

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20190411-0033200 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 081-15-0-133-00

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 Sep 9, 2020:

Benjamin Rush Howard

Benjamin Rush Howard

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Sept. 9, 2020 by **Benjamin Rush Howard** who is personally known to me or has produced Drivers 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

Exp: 3-8-2024

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 9 day of Sept, 2020.

Benjamin Rush Howard
Affiant

Benjamin Rush Howard
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

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 63 on the Map of J.M., TJ., and G.W. Harding's Plan of Lots, as shown by plat of record in Plat Book 21, Page 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same parcel conveyed to Benjamin Rush Howard from Katherine A. Franke and Christopher F. Jardieu, by virtue of a deed dated 4/10/2019, recorded 4/11/2019, as instrument no. 20190411-0033200 county of Davidson, state of Tennessee.

Assessor's Parcel No: 081-15-0-133-00

True Copy Cerification

I, Jaimi Petrosky, 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.

Jaime Petrosky
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, Jaimi Petrosky, 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