Karen Johnson Davidson County
Batch# 485744 DEEDQC
09/29/2020 12:44:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200929-0112125

Commitment Number: 19NL60445

After Recording, Return To:
~~Nations Lending Services~~ WWR Inc
9801 Legler Road
Lenexa, KS 66219 20WR06657

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:
Marnie S. McNamara, 651 Hill Rd., Brentwood, TN 37027

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
160 12 0 123.00

QUITCLAIM DEED

Marnie S. McNamara, an unmarried woman, hereinafter grantor, whose tax-mailing address is **651 Hill Rd., Brentwood, TN 37027**, for $ 1.00 (One Dollar and No Cents) in consideration paid, grants and quitclaims to **Marnie S. McNamara, Trustee or any successor Trustee, of the Marnie S. McNamara Revocable Trust dated February 20, 2018**, hereinafter grantee, whose tax mailing address is **651 Hill Rd., Brentwood, TN 37027**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The Land is described as follows: A certain real property lying and being situated in Davidson County, State of Tennessee, to wit: Land in Davidson County, Tennessee, Being Lot No. 147 on the Plan of Hearthstone, Phase 2, of record in Book 6001, Page 329, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description hereof.

DERIVATION CLAUSE

Being the same premises as conveyed in Deed from Marnie S. McNamara recorded 03/05/2018 in Document Number 201803050020621, in said County and State. Commonly known as: 651 Hill Rd, Brentwood, TN 37027
Property Address is: 651 Hill Rd., Brentwood, TN 37027

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 6th March, 2020:

Marnie A. McNamara, an unmarried woman

Marnie S. McNamara, an unmarried woman

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 6th March, 2020 by **Marnie S. McNamara, an unmarried woman**, 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.

James A. Farley
Notary Public

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is _____, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 6th day of March, 2020.

Marnie A. McNamara
Affiant

MARNIE S. MCNAMARA
Print Name

(Seal)

James A. Farley
Notary Public

My commission expires:

5-26-20

James A. Farley
Print Name

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

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

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