Karen Johnson Davidson County
Batch# 509743 DEEDQC
11/06/2020 10:50:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201106-0130462

Commitment Number: 27338884

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:
Courtney Montmeny and **Matthew Montmeny**, 2602 AIRPARK DR., Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
084-01-0-037-00

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.

Courtney Oates, N/K/A Courtney Montmeny, grantor, a married woman, whose mailing address is **2602 AIRPARK DR., Nashville, TN 37206**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Courtney Montmeny** and **Matthew Montmeny, wife and husband**, as joint tenants, hereinafter grantees, whose tax mailing address is **2602 AIRPARK DR., Nashville, TN 37206**, 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: 2602 AIRPARK DR., Nashville, TN 37206

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at **20130419-0039388** in the Register's Office of Davidson County, Tennessee.

Parcel ID: 084-01-0-037-00

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 September 22, 2020:

C/O N/K/A C

Courtney Oates, N/K/A Courtney Montmeny

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on September 22, 2020 by **Courtney Oates, N/K/A Courtney Montmeny** who is personally known to me or has produced TN DR 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
Commission expires 7/9/2024

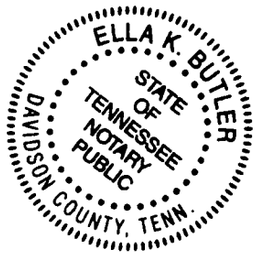
ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 22 day of September, 2020.



(Seal)

Affiant

Courtney Montmary
Print Name

Ella K. Butler
Notary Public

My commission expires:

07/09/2024

Ella K. Butler
Print Name

Order No.: 27338884

LEGAL DESCRIPTION

EXHIBIT "A"

Land in Davidson County, Tennessee, being lot no. 50 on the plan of Dugger heights, section III, as of record in book 1835, page 54, register's office for said county.

Said lot no. 50 fronts 146 feet on the southwesterly side of Airpark Drive as measured around a slight curve and runs back between lines 270.9 feet on the northwesterly line and 294.3 feet on the southeasterly line, to a dead line in the rear on which it measures 23 feet.

Being the same parcel conveyed to Courtney Oates from Carol Frances McClanahan and Martha Jean Cole, by virtue of a deed dated 4/19/2013, recorded 4/19/2103, in deed as instrument no. 20130419-0039388 county of Davidson, state of Tennessee.

Assessor's Parcel No: 084-01-0-037-00

True Copy Cerification

I, Kevin Helbig, 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.

Kevin Helbig
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, Kevin Helbig, 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