Karen Johnson Davidson County
Batch# 512322 DEEDQC
11/09/2020 12:54:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201109-0131461

Commitment Number: 27074355

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:
Jeffery S. Bradshaw, 800 Restover Ct., Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
108 04 0 142.00

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.

Jeffery S. Bradshaw, joined by his spouse, **Paul Alan Casey**, whose mailing address is **800 Restover Ct., Nashville, TN 37214**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Jeffery S. Bradshaw**, a married man, hereinafter grantee, whose tax mailing address is **800 Restover Ct., Nashville, TN 37214**, 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: 800 Restover Ct., Nashville, TN 37214

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 2011-328-0023429 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 108 04 0 142.00

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 7-14, 2020:

Jeffery S. Bradshaw

Paul Alan Casey

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 14 July 2020, 2020 by **Jeffery S. Bradshaw** and **Paul Alan Casey** who is personally known to me or has produced DL 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

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 14 day of July, 2020.

Jeffery S Bradshaw
Affiant

Paul Alan Casey
Print Name

(Seal)

Notary Public

My commission expires:

6/19/21

Tonya Greer
Print Name

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being lot no. 330 on the plan of Larchwood, section 6, of record in plat book 6250, page 235, register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Being the same parcel conveyed to Jeffery S. Bradshaw from Christopher M. Wallower and Amy M. Wallower, by virtue of a deed dated 3/16/2011, recorded 3/28/2011, as instrument no. 20110328-0023429 county of Davidson, state of Tennessee. Assessor's Parcel No: 108 04 0 142.00

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 Ann 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