Karen Johnson Davidson County
Batch# 512327 DEEDQC
11/09/2020 01:00:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201109-0131468

Commitment Number: 27388247

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:
Silas Trumbo and Martha F. Wright, 805 N 2ND ST., NASHVILLE, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
082-07-0-050-00

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.

Martha F. Wright, grantor, a married woman, whose mailing address is **805 N 2ND ST., NASHVILLE, TN 37207**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Silas Trumbo and Martha F. Wright, husband and wife**, as tenants by the entirety, hereinafter grantee, whose tax mailing address is **805 N 2ND ST., NASHVILLE, TN 37207**, 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: 805 N 2ND ST., NASHVILLE, TN 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20170606-0056612 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 082-07-0-050-00

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 29 October, 2020:

Martha F. Wright

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 29 Oct, 2020 by **Martha F. Wright** who is personally known to me or has produced a TN 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.

Barbara Collins
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires
Nov. 26, 2022

State of Tennessee
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 29 day of October, 2020.

Martha F. Wright
Affiant



Martha F. Wright
Print Name

(Seal)

Barbara Collins
Notary Public

My commission expires:

11-26-2022

Barbara Collins
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Dr. V.S. Lindsley's Addition to Edgefield of record in Plat Book 57, page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same parcel conveyed to Martha F. Wright from Jennifer M. Bass, by virtue of a deed dated 6/1/2017, recorded 6/6/2017, as instrument no. 20170606-0056612 county of Davidson, state of Tennessee. Commonly known as: 805 N 2nd St, Nashville, TN 37207

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