Karen Johnson Davidson County
Batch# 520405 DEEDQC
11/23/2020 12:36:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20201123-0137334

Commitment Number: 27554339
Seller's Loan Number: 2201186882

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:
John Jay Weiss and **Mary B. Weiss**, 3750 WHITLAND AVE Nashville, TN 37205

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
104-09-0-187-00

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.

John Jay Weiss, grantor, a married man, whose mailing address is **3750 WHITLAND AVE Nashville, TN 37205**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **John Jay Weiss** and **Mary B. Weiss, husband and wife**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **3750 WHITLAND AVE Nashville, TN 37205**, 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: 3750 WHITLAND AVE Nashville, TN 37205

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

deed recorded at 20110527-0040924 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 104-09-0-187-00

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 November 9, 2020:

John Jay Weiss

John Jay Weiss

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 9, 2020 by **John Jay Weiss** who is personally known to me or has produced _____ 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

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

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 9 day of November, 2020.

John Jay Weiss
Affiant

John Jay Weiss
Print Name

(Seal)

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

Ella K. Butler
Notary Public

My commission expires:

07/09/2024

Ella K. Butler
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 7 of Block C on the Map of Whitland Realty Company's Subdivision, as of record in Plat Book 332, Page 141, Register's Office for Davidson County, Tennessee. Said Lot No. 7 fronts 100.00 feet on the northerly side of Whitland, formerly Bowling Avenue, and extends back between parallel lines and along the easterly margin of Carden Avenue 200.00 feet to a dead line. Being the same parcel conveyed to John Jay Weiss from William Wilson Baird, Harold James Baird IV and Patrick Lee Baird, by virtue of a deed dated 5/27/2011, recorded 5/27/2011, as instrument no. 20110527-0040924 County of Davidson, State of Tennessee.

True Copy Cerification

I, Dona Bajet, 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.

Dona Bajet
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, Dona Bajet, 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