Karen Johnson Davidson County
Batch# 520802 DEEDQC
11/24/2020 01:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201124-0137952

Commitment Number: 20NL11096

After Recording, Return To:
~~Nations Lending Services~~ WMRInc.
9801 Legler Road
Lenexa, KS 66219 20WR18579

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:
Suzanne Kelley, 7205 Belle Chasse Dr., Nashville, TN 37221-3307

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
155 03 0A 033.00

QUITCLAIM DEED

Suzanne Kelley, unmarried, who acquired title as Suzanne K. Smallzman, hereinafter grantor, whose tax-mailing address is **7205 Belle Chasse Dr., Nashville, TN 37221-3307**, WITHOUT consideration paid, grants and quitclaims to **Suzanne Kelley**, an unmarried woman, hereinafter grantee, whose tax mailing address is **7205 Belle Chasse Dr., Nashville, TN 37221-3307**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 50, on the Plan of Rolling River Estates, Section 1, of record in Book 4860, Page 27, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description. Subject to all easements, reservations, covenants, conditions, agreements of record if any.

DERIVATION CLAUSE

Being the same premises as conveyed in Deed from Jay L. Smallzman recorded 03/20/2012 in Document Number 201203200023463 in said County and State.

Commonly known as: 7205 Belle Chasse Dr, Nashville, TN, 37221

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 June 1, 2020:

Suzanne Kelley

Suzanne Kelley

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 1 2020, 2020 by **Suzanne Kelley** who is personally known to me or has produced 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.

Gail L. Farley
Notary Public

My comm. July 26, 2021

GAIL L. FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Missouri
County of Cass

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 18th day of November, 2020.

Affiant Representative

Allison Novak
Print Name

(Seal)

Notary Public

My commission expires:

09/13/2024

Print Name

CTIC# _____

STATE OF MISSOURI
Cass County
20727478
SEAL
NOTARY PUBLIC
NOTARY
Comm. Exp. 09/13/2024
Carrie L. McHenry

Tennessee Certification of Electronic Document

I, Carmel McHenry, do hereby make oath tha I am a licensed attorney and/or the custodian of 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.

Name

State of Kansas

County of Johnson

Personally appeared before me, Jessica Caswell, a notary public for this county and state, Carmel McHenry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Name

My Commission Expires: 9/3/22

Notary seal

JESSICA CASWELL
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).

SA0244

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