Karen Johnson Davidson County
Batch# 524801 DEEDQC
12/04/2020 01:53:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201204-0141286

Commitment Number: 27664930
Seller's Loan Number: 400541060

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:
Travis Wrenn, 1801 Woodland St B, Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 083100J00200CO

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.

Katherine Leigh Manz, an unmarried woman, and **Travis Wrenn**, an unmarried man, whose mailing address is **1801 Woodland St B, Nashville, TN 37206**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Travis Wrenn**, an unmarried man, hereinafter grantee, whose tax mailing address is **1801 Woodland St B, 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: 1801 Woodland St B, Nashville, TN 37206

DERIVATION CLAUSE

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

deed recorded at 20180913-0091073 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 083100J00200CO

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 Nov 13, 2020, 2020:

Katherine Leigh Manz

Katherine Leigh Manz

Travis Wrenn

STATE OF Tenn
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Nov. 13, 20 20 by **Katherine Leigh Manz** and **Travis Wrenn** who are personally known to me or have produced Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Gloria M Jackson

Notary Public

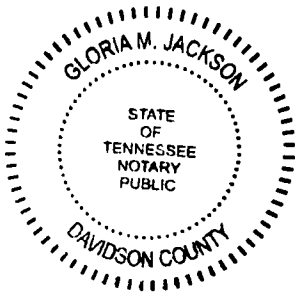
Exp: 3.8.2021

State of Tenn.
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 13 day of Nov., 2020.



(Seal)

Affiant

Travis Lunenn
Print Name

Notary Public

My commission expires:
3-8-2021

Gloria M Jackson
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property: Land in Davidson County, Tennessee, being Unit B, 1801 Woodland Street Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1801 Woodland Street Townhomes of record in Instrument Number 20141229-0118458, 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 Katherine Leigh Manz and Travis Wrenn from Garafola Properties, LLC, a Tennessee limited liability company, by virtue of a deed dated 9/11/2018, recorded 9/13/2018, as instrument no. 20180913-0091073 County of Davidson, State of Tennessee. Assessor's Parcel No: 083100J00200CO

True Copy Cerification

I, Wendy Martin, 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.

Wendy Martin
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, Wendy Martin, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lissette Anne Moree
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