Karen Johnson Davidson County
Batch# 525084 DEEDQC
12/07/2020 11:36:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20201207-0141674

File Number: OS3300-20078538

After Recording, Send To:
TITLE 365
345 Rouser Road, Bldg 5, Suite 300
Coraopolis, 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:
Shaunna Foell and **Garrett Halstead, Wife and Husband, as Joint Tenants with Right of Survivorship**, 1018 JOYCE LN., NASHVILLE, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
061-03-0-080-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Shaunna Foell and **Garrett Halstead,** now married, hereinafter grantors, whose tax-mailing address is **1018 JOYCE LN., NASHVILLE, TN 37216**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Shaunna Foell** and **Garrett Halstead,** wife and husband, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **1018 JOYCE LN., NASHVILLE, TN 37216**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of NASHVILLE, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 2, on the plan of Bradford Heights Subdivision, as shown on plat of record in Book 1835, page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description Being the same property conveyed from Raymond L. Grice to Shaunna Foell, unmarried and Garrett Halstead, unmarried, as Tenants in Common with Right of Survivorship by Warranty Deed dated December 2, 2016 and recorded December 7, 2016 in Instrument Number: 20161207-0128231. APN:

061-03-0-080-00
Property Address is: 1018 JOYCE LN., NASHVILLE, TN 37216

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20161207-0128231 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 061-03-0-080-00

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 19, 2020:

Shaunna Foell

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 19, 2020 by **Shaunna Foell,** who is personally known to me or has produced drivers license 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 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Executed by the undersigned on November 19, 2020:

Garrett Halstead

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 19, 2020 by **Garrett Halstead,** who is personally known to me or has produced drivers license 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 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 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 19th day of November, 2020.

Affiant

Garrett L Halstead
Print Name

(Seal)

Notary Public

My commission expires:

11-6-2023

Anne Collins
Print Name

CTIC# N/A

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Auburn R Carnegie, 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.

Signature

State of PA

County of Allegheny

Personally appeared before me, Jennifer L. Lander, a notary public for this county and state,
Notary's Name

Auburn R Carnegie, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Jennifer L Lander
Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

(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).

SA0241
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