Karen Johnson Davidson County
Batch# 525761 DEEDQC
12/07/2020 12:40:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201207-0141739

Commitment Number: 27536427
Seller's Loan Number: 7006460742

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:
Sarah Huygens and **Edgar Ivan Abad**, 2008 Farley Pl., Nashville, TN 37210-2418

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
095-05-0A-008.00-C

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.

Sarah Huygens, grantor, a married woman, whose mailing address is **2008 Farley Pl., Nashville, TN 37210-2418**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Sarah Huygens** and **Edgar Ivan Abad, husband and wife**, as Tenants by the Entirety, hereinafter grantees, whose tax mailing address is **2008 Farley Pl., Nashville, TN 37210-2418**, 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: 2008 Farley Pl., Nashville, TN 37210-2418

DERIVATION CLAUSE

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

deed recorded at 20170828-0088302 in the Register's Office of Anderson County, Tennessee.

Parcel ID: 095-05-0A-008.00-C

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 12, 2020:

Sarah Huygens

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 12, 20 20 by **Sarah Huygens,** who is personally known to me or has produced Driver 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.

JANA DRURY
TENNESSEE NOTARY PUBLIC
My Comm Exp.
COUNTY OF DECEMBER 19, 2023

Notary Public

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 12th day of November, 20 20.

Affiant

Sarah Huygens
Print Name

(Seal)



Notary Public

My commission expires:

December 19th, 2023

Jana Drury
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Belle Acres - Section One, of record in Plat Book 5200, Page 144, as corrected by Surveyor's Certificate of Correction in Book 5412, Page 771, 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 Sarah Huygens from Joel W. Greene and Carol Greene, by virtue of a deed dated 08/25/2017, recorded 08/28/2017, in deed book , page , as instrument no. 20170828-0088302 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