Karen Johnson Davidson County
Batch# 525775 DEEDQC
12/07/2020 12:58:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20201207-0141758

Commitment Number: 26920464

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:
William T. McClure and **Alex Kyle Patterson,** 1782 EASTWICK LN, NASHVILLE, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
141 05 0a 626.00

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.

William T. McClure, joined by his spouse **Connie McClure,** (and is the father of Lauren Beth Patterson), whose mailing address is **1782 EASTWICK LN, NASHVILLE, TN 37221,** hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Lauren Beth Patterson and Alex Kyle Patterson, wife and husband, and William T. McClure, a married man,** as tenants in common, hereinafter grantees, whose tax mailing address is **1782 EASTWICK LN, NASHVILLE, TN 37221,** 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: 1782 EASTWICK LN, NASHVILLE, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 2018030-0107280 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 141 05 0a 626.00

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 7/09, 2020:

William T. McClure

Connie McClure

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on July 9, 2020 by **William T. McClure and Connie McClure** who are 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.

Notary Public

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Comm exp. May 17, 2023

State of Tennessee
County of Williamson

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 July, 2020.

Affiant

Alex Patterson
Print Name

(Seal)

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires:

May 17, 2023

Anthony Flowers
Print Name

State of Tennessee
County of Williamson

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 9th day of July, 20 20.



(Seal)

Affiant

WILLIAM T. McCLURE
Print Name

Notary Public

My commission expires:

May 17, 2023

Print Name

State of Tennessee
County of Williamson

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 July, 20 20.

Laura Beth Patterson
Affiant

Laura Beth Patterson
Print Name



(Seal)

Notary Public

My commission expires:
May 17, 2023

Anthony Flowers
Print Name

State of Tennessee
County of Williamson

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 July, 2020.

Connie McClure
Affiant

Connie McClure
Print Name



(Seal)

Notary Public

My commission expires:

May 17, 2023

Anthony Flowers
Print Name

202012070141758

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee Being Lot No 626 on the Plan of Avondale Park, Phase 3, Section 3 of records in Instrument No 20170324-0028914 registers office for Davidson County, Tennessee to which Reference is here made by for a more complete description

Being the same parcel conveyed to William T. McClure from NVR, Inc., a Virginia Corporation T/A Ryan Homes, by virtue of a deed dated 5/29/2018, recorded 10/30/2018, as instrument no. 2018030-0107280, County of Davidson, State of Tennessee.

Commonly Known as: 1782 Eastwick LN, Nashville, TN-37221

True Copy Cerification

I, Jaime Petrosky, 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.

Jaime Petrosky
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, Jaime Petrosky, 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