Karen Johnson Davidson County
Batch# 530957 DEEDQC
12/11/2020 10:23:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201211-0145361

Commitment Number: 26995419
Seller's Loan Number: 103762052

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:
Caitlin A. Woodburn and **Cory S. Woodburn**, 800 Crescent Hill Road, Nashville, TN 37206-1453

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
083-08-0-264

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.

Caitlin Whitney Astrue, N/K/A Caitlin A. Woodburn, grantor, a married woman, whose mailing address is **800 Crescent Hill Road, Nashville, TN 37206-1453**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Caitlin A. Woodburn** and **Cory S. Woodburn, wife and husband**, as joint tenants hereinafter grantees, whose tax mailing address is **800 Crescent Hill Road, Nashville, TN 37206-1453**, 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: 800 Crescent Hill Road, Nashville, TN 37206-1453

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Book 20150123-0006691 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 083-08-0-264

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 July 7th, 2020:

Caitlin A. Woodburn

Caitlin Whitney Astrue, N/K/A Caitlin A. Woodburn

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on July 7, 2020 by **Caitlin Whitney Astrue, N/K/A Caitlin A. Woodburn** 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.

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires
May 17th, 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 7th day of July, 2020.

Caitlin A. Woodburn
Affiant

Caitlin A. Woodburn
Print Name



(Seal)

Notary Public

My commission expires:
May 17, 2023

Anthony Flowers
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property: Land in Davidson County, Tennessee, Being Lot No. 32 on the Plan of Final Plat Rosebank Meadows - Phase One of record in Plat Book 9700, Page 531, 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 Caitlin Whitney Astrue from Scott Alan White and Jennifer Marie White, by virtue of a deed dated 01/20/2015, recorded 01/23/2015, as instrument no 20150123- 0006691. county of Davidson, state of Tennessee. Assessor's Parcel No: 083-08-0-264

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