Karen Johnson Davidson County
Batch# 532750 DEEDQC
12/14/2020 11:13:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201214-0146620

Commitment Number: 27596621

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:
Gail Steiner and **Roger Levine**, 2902B W Linden Ave., Nashville, TN 37212

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
104 14 0 316.00

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.

Gail Steiner and **Roger Levine**, wife and husband, who both took title as unmarried persons, whose mailing address is **2902B W Linden Ave., Nashville, TN 37212**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Gail Steiner** and **Roger Levine**, wife and husband, as joint tenants with the right of survivorship, hereinafter grantees, whose tax mailing address is **2902B W Linden Ave., Nashville, TN 37212**, 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: 2902B W Linden Ave., Nashville, TN 37212

DERIVATION CLAUSE

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

deed recorded at 20130620-0063420 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 104 14 0 316.00

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 11.6.20, 2020:

Gail Steiner

Roger Levine

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 11.6, 2020 by **Gail Steiner** and **Roger Levine** who are personally known to me or have produced DL 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.

Notary Public

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD 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 is $0.00.

Subscribed and sworn to before me

This 6 day of November, 2020.

Affiant

Gail Steiner

Print Name

(Seal)

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My commission expires:

Le.19.21

Tonya Greer

Print Name

Order No.: 27596621

LEGAL DESCRIPTION

EXHIBIT "A"

The following described property:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat Resubdivision of Lots 54 and 55, Bransford Realty Company's Westmoreland Place Subdivision of record in Instrument No. 20121016-0094705, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more comprehensive and binding description.

Being the same parcel conveyed to Gail Steiner and Roger Levine from Christopher Haynes and Melissa R. Haynes, by virtue of a deed dated 6/17/2013, recorded 6/20/2013, as instrument no. 20130620-0063420 county of Davidson, state of Tennessee.

Assessor's Parcel No: 104 14 0 316.00

True Copy Cerification

I, Kevin Helbig, 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.

Kevin Helbig
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, Kevin Helbig, 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