Karen Johnson Davidson County
Batch# 534884 DEEDQC
12/15/2020 02:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201215-0148058

Commitment Number: 20NL86618

After Recording, Return To:
~~Nations Lending Services~~ WWR Inc.
9801 Legler Road
Lenexa, KS 66219 20WR46971

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:
Wanda Mallory and **Jessie MALLORY**, 1308 Venus Dr., Nashville, TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
120B-02B-91.00

QUITCLAIM DEED

WANDA E. MARCHBANKS, nka **WANDA MALLORY,** married to **JESSIE MALLORY** , hereinafter grantor, whose tax-mailing address is **1308 Venus Dr., Nashville, TN 37217**, consideration paid, grants and quitclaims to **WANDA MALLORY** and **JESSIE MALLORY**, Wife and Husband, hereinafter grantees, whose tax mailing address is **1308 Venus Dr., Nashville, TN 37217**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit: All that parcel of land in County of Davidson, State of Tennessee as more fully described in Document 20020702-0079555 and being more particularly described as follows: Being Lot No. 30, on the map of Stardust Acres, of record in Book 1424, Page 92, Register's office for Davidson County, Tennessee. Said Lot No. 30 fronts 60 feet on the North side of Venus Drive, and runs back between parallel lines 170 feet, to a dead line. Subject to all easements, reservations, covenants, conditions, agreements of record if any.

DERIVATION CLAUSE

Being the same property conveyed to Wanda E. Marchbanks, married by Deed from Wanda E. Marchbanks, unmarried as recorded 09/27/2004 as Document 20040927-0116249.
Commonly Known as: 1308 Venus Dr., Nashville, TN 37217
Tax ID: 120-02-91.00

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 27 October, 2020:

Wanda E. Marchbanks

Wanda E. Marchbanks

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 27 October, 2020 by **Wanda E. Marchbanks** who is personally known to me or has produced DL 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
Jonathan Rhyne

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

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 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 07 day of October, 2020.

Wanda E. Marchbanks
Affiant

Wanda E. Marchbanks
Print Name

(Seal)

Notary Public

My commission expires:

9/21/2024

Jonathan Rhyne
Print Name

CTIC#

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

Tennessee Certification of Electronic Document

I, Carmel McHenry, do hereby make oath tha I am a licensed attorney and/or the custodian of 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.

Name

State of Kansas

County of Johnson

Personally appeared before me, Jessica Caswell, a notary public for this county and state, Carmel McHenry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Name

My Commission Expires: 9/3/22

Notary seal

JESSICA CASWELL
My Appointment Expires
September 3, 2022

(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).

SA0244

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