Karen Johnson Davidson County
Batch# 548167 DEEDQC
01/06/2021 12:46:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210106-0002706

Commitment Number: 27746872
Seller's Loan Number: 400547293

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:
Tara Aaron-Stelluto fka Tara M. Aaron, 1701 Eastland Avenue, Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
083 06 0 237.00

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.

Tara M. Aaron, F/K/A Tara Kathleen Mooney, joined by her spouse, James Stelluto, whose mailing address is **1701 Eastland Avenue, Nashville, TN 37206**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Tara Aaron-Stelluto, married**, hereinafter grantee, whose tax mailing address is **1701 Eastland Avenue, Nashville, TN 37206**, 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: 1701 Eastland Avenue, Nashville, TN 37206

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20160229-0019013 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 083 06 237.00

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 December 17, 2020:

Tara M. Aaron F/K/A Tara Kathleen Mooney

Tara M. Aaron, F/K/A Tara Kathleen Mooney

James Stelluto

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Dec. 17, 2020 by **Tara M. Aaron, F/K/A Tara Kathleen Mooney** and **James Stelluto** 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.

Notary Public

Exp 3.8.2024

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tenn.
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 17 day of Dec., 20 20.

Affiant

James Stelluto

Print Name

(Seal) GLORIA M. JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires:

3-8-2021

Gloria M. Jackson

Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property:

Land in Davidson County, Tennessee, being the westerly 55 feet of Lot No. 1 on the Map of Olivia W. Sharpe's Addition, as of record in Instrument Book 332, Page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description.

Said part of Lot No. 1 fronts 55 feet on the northerly side of Eastland Avenue and runs back between parallel lines, along the easterly margin of Benson Avenue, 175 feet to an alley.

Being the same parcel conveyed to Tara M. Aaron fka Tara Kathleen Mooney from Mark William Aaron, by virtue of a Deed Dated 2/15/2016, Recorded 2/29/2016, as Instrument No. 20160229-0019013 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