Karen Johnson Davidson County
Batch# 552839 DEEDQC
01/12/2021 11:56:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210112-0005362

Commitment Number: 27831843

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:
Brian Ford and **Molly Ford, husband and wife as joint tenants**, 211 Brattlesboro Pl Unit 203 Nashville, TN 37204

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
132 09 0B 203.00

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.

Brian Ford, grantor, a married man, whose mailing address is **211 Brattlesboro Pl Unit 203 Nashville, TN 37204**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Brian Ford** and **Molly Ford, husband and wife, as joint tenants**, hereinafter grantees, whose tax mailing address is **211 Brattlesboro Pl Unit 203 Nashville, TN 37204**, 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: 211 Brattlesboro Pl Unit 203 Nashville, TN 37204

DERIVATION CLAUSE

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

deed recorded at 20160908-0094730 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 132 09 0B 203.00

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 01/07/2021, 2020:

BRIAN FORD 1/07/2021

Brian Ford

STATE OF Tennessee
COUNTY OF Shelby

The foregoing instrument was acknowledged before me on January 07, 2021 by **Brian Ford,** who is personally known to me or has produced TN 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.

ARETHA HUGHES
TENNESSEE NOTARY PUBLIC
ONLINE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires August 05, 2023

Aretha 1/07/2021
Notary Public

Aretha Hughes

personally appeared by audio-video communication

State of Tennessee
County of Shelby

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 January, 2021.



BRIAN FORD 1/07/2021
Affiant

Brian Ford
Print Name

(Seal)

1/07/2021
Notary Public

My commission expires:

08/05/2023

Aretha Hughes
Print Name

personally appeared by audio-video communication

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property: Land in Davidson County, Tennessee, being all of Unit No. 203, on the Plan of Brattleboro Place Condominiums, as shown on the exhibit to the Master Deed of record in Book 6313, Page 496, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said Unit. Being the same parcel conveyed to Brian Ford from Adria E Crumbaugh, by virtue of a deed dated 8/30/2016, recorded 9/8/2016 as instrument no. 20160908-0094730 county of Davidson, state of Tennessee. Assessor's Parcel No: 132 09 0B 203.00

True Copy Cerification

I, Amy Cox, 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.

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, Amy Cox, 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