Karen Johnson Davidson County
Batch# 558676 DEEDQC
01/21/2021 04:16:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210121-0009439

Commitment Number: 27535699
Seller's Loan Number: 20085674

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:
Winfield Shiers and **Leah Eckberg**, 1305 Forrest Oaks Ct N Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
155-08-0C-134.00

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.

Leah Johansson, N/K/A Leah Eckberg and **Winfield Shiers, wife and husband**, whose mailing address is **1305 Forrest Oaks Ct N Nashville, TN 37221**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Winfield Shiers** and **Leah Eckberg, husband and wife**, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **1305 Forrest Oaks Ct N Nashville, TN 37221**, 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: 1305 Forrest Oaks Ct N Nashville, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deedrecorded at 201911210120300 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 155-08-0C-134.00

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 November 27, 2020:

Leah Johansson, N/K/A Leah Eckberg

Winfield Shiers

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 27, 2021 by **Leah Johansson, N/K/A Leah Eckberg** and **Winfield Shiers** who are personally known to me or have produced TN driver licenses 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

BETTE SHUMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 8, 2021

State of Tennessee
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 27th day of November, 2020.



My Commission Expires
November 8, 2021

Affiant

Print Name

(Seal)

Notary Public

My commission expires:

November 8, 2021

Print Name



My Commission Expires
November 8, 2021

EXHIBIT A
(LEGAL DESCRIPTION)

Being Lot no. 134, poplar Creek Estates, phase two, as shown on plat Of record in plat Book 6900, Page 339-347, as amended in plat Book 7900, Page 888-889, register's office for Davidson county, Tennessee, to Which plat reference is hereby made for a more description of said Property.

Being the same parcel conveyed to Leah Johansson and Winfield Shiers from Leah Johansson Formerly Known as Leah Eckberg also Formerly known as Leah Feldman, by virtue of a deed dated 10/29/2019, recorded 11/21/2019, as instrument no. 20191121-0120300 County of Davidson, State of Tennessee

True Copy Cerification

I, Wendy Martin, 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.

Wendy Martin
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, Wendy Martin, 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