Karen Johnson Davidson County
Batch# 569439 DEEDQC
02/05/2021 11:27:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210205-0016990

Commitment Number: 27514377
Seller's Loan Number: 4005018991

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:
Lorrie Jane Wertz, 112 Joyner Avenue, Nashville, TN 37210

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
119 05 0 322.00

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.

LORRIE MARTIN, N/K/A LORRIE JANE WERTZ, A SINGLE WOMAN, who took title as a MARRIED WOMAN, whose mailing address is **112 Joyner Avenue, Nashville, TN 37210**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **LORRIE JANE WERTZ, A SINGLE WOMAN**, hereinafter grantee, whose tax mailing address is **112 Joyner Avenue, Nashville, TN 37210**, 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: 112 Joyner Avenue, Nashville, TN 37210

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20190102-0000249 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 119 05 0 322.00

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 9, 2020:

LORRIE MARTIN, N/K/A LORRIE JANE WERTZ

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 9, 2020 by **LORRIE MARTIN, N/K/A LORRIE JANE WERTZ** who is personally known to me or has produced TN Driver Lic 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.

Ella K. Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Commission expires
7-09-2024

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 is $0.00.

Subscribed and sworn to before me

This 9 day of December, 2020.

Affiant

Lorrie J. Wertz
Print Name

(Seal)

Ella K. Butler
Notary Public

My commission expires:

07/09/2024

Ella K. Butler
Print Name

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Commission expires
7-09-2024

Order No.: 27514377

LEGAL DESCRIPTION

EXHIBIT "A"

The following described property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 164 ON THE MAP OF THE RE-SUBDIVISION OF LOTS NOS. 3 AND 4 AND PARTS OF LOTS NOS. 5 AND 6 IN THE CUMBERLAND NURSERIES, AS RECORD IN BOOK 332, PAGE 148, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same parcel conveyed to LORRIE MARTIN from ALLEN PERRY, by virtue of a deed dated _, recorded 1/2/2019, in deed book _, page _, as instrument no. 20190102-0000249 county of DAVIDSON, state of TENNESSEE.

Assessor's Parcel No: 119 05 0 322.00

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 Ann 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