Karen Johnson Davidson County
Batch# 571549 DEEDQC
02/10/2021 08:29:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210210-0018721

Commitment Number: 27611664
Seller's Loan Number: 4005039377

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:
Eileen Ann Tilson Epley and **Jacob Michael Epley**, 2408 Milton Drive Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
073-01-0-182.00

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.

Eileen Tilson, N/K/A Eileen Ann Tilson Epley, grantor, a married woman, whose mailing address is **2408 Milton Drive Nashville, TN 37216**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Eileen Ann Tilson Epley** and **Jacob Michael Epley, wife and husband**, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **2408 Milton Drive Nashville, TN 37216**, 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: 2408 Milton Drive Nashville, TN 37216

DERIVATION CLAUSE
The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20170209-0013555 in the Register's Office of Davidson County, Tennessee.

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 January 21, ~~2020.~~ 2021

Eileen Tilson, N/K/A Eileen Ann Tilson Epley

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 21, 2021 by **Eileen Tilson, N/K/A Eileen Ann Tilson Epley** 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.

KARRINGTON B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

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 21 day of January, 2021.

Affiant

Eileen Ann Tilson Epley
Print Name

(Seal)

Notary Public

My commission expires:

5-28-2024

Karrington Christian
Print Name

KARRINGTON B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A
(LEGAL DESCRIPTION)

Being Lot No. 68 on the Map of Highland View Subdivision, as of record in Book 1424, Page 39, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a further description of said property.

Being the same parcel conveyed to Eileen Tilson, an unmarried woman, from Elaine H. Stephens, by virtue of a deed dated 1/31/2017, recorded 2/9/2017, in deed book instrument no. 20170209-0013555 county of Davidson, state of Tennessee.

Parcel ID: 073-01-0-182.00

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 Anne 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