Karen Johnson Davidson County
Batch# 573227 DEEDQC
02/11/2021 12:01:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210211-0019885

Commitment Number: 27432820

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:
Ryan Stahr and **Cristina Stahr**, 514 Wesley Ave., Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
071 08 0 229.00

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.

Ryan Stahr, grantor, a married man, whose mailing address is **514 Wesley Ave., Nashville, TN 37207**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Ryan Stahr** and **Cristina Stahr, husband and wife**, as joint tenants, hereinafter grantees, whose tax mailing address is **514 Wesley Ave., Nashville, TN 37207**, 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: 514 Wesley Ave., Nashville, TN 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20170801-0077832 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 071 08 0 229.00

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 30 Oct, 2020:

Ryan Stahr

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 30 Oct, 2020 by **Ryan Stahr** 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.

Notary Public Ex 10.16.2024

CHERYL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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 30 day of Oct, 20 20.

Affiant

Ryan Stahr
Print Name

(Seal)

CHERYL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My commission expires:

10.16.2024

Cheryl L Moore
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Lot 52, MAP OF SECTION ONE, JOYWOOD HEIGHTS, as shown on plat of record in Plat Book 1130, Page 91, in the Registers Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same parcel conveyed to Ryan Stahr from David L. Frame and Lucy P. Frame, by virtue of a deed dated 7/28/2017, recorded 8/1/2017, as instrument no. 20170801-0077832 county of Davidson, state of Tennessee. Assessor's Parcel No: 071 08 0 229.00

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