Karen Johnson Davidson County
Batch# 575263 DEEDQC
02/23/2021 07:59:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210223-0021471

Commitment Number: 26971733
Seller's Loan Number: 103758236

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:
Sharon Schutz, 204 cedar place row, Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 114150A00300CO

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.

Sharon Schutz, who incorrectly took title as Sharon Schulz, an unmarried woman, whose mailing address is **204 Cedar Place Row, Nashville, TN 37221**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Sharon Schutz**, an unmarried woman, hereinafter grantee, whose tax mailing address is **204 Cedar Place Row, 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: 204 Cedar Place Row, Nashville, TN 37221

DERIVATION CLAUSE

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

deed recorded at 20170427-0041415 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 114150A00300CO

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 Oct 27, 2020:

Sharon Schutz

Sharon Schutz, who incorrectly took title as Sharon Schulz

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Oct 27, 2020 by **Sharon Schutz, who incorrectly took title as Sharon Schulz** 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.

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Gloria Jackson
Notary Public

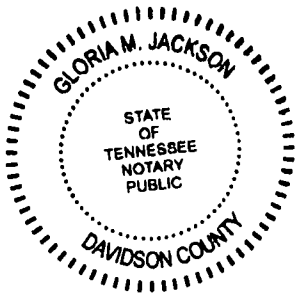
Exp: 3-8-2021

State of Tenn
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 27 day of Oct, 20 20.



(Seal)

Sharon Schutz
Affiant

Sharon Schutz
Print Name

Gloria M. Jackson
Notary Public

My commission expires:

3.8.2024

Gloria M. Jackson
Print Name

Order No.: 26971733

LEGAL DESCRIPTION

EXHIBIT "A"

Land in Davidson County, Tennessee, Being Unit No. 3, on the Plan of Cedar Place Community, a Planned Unit Development (With Private Elements), Filed as Exhibit to and Established by Declaration of Covenants, Conditions and Restrictions of Record in Instrument 20140918-0085685, as Amended in Instrument 20141008-0093372, as Corrected in Instrument 20141112-0104513, as Amended in Instrument 20150319-0023886, in the Register's Office for Davidson County, Tennessee, Reference to Which is Hereby Made for a More Complete Description.

Being the same parcel conveyed to Sharon Schulz from Dalamar Homes, LLC a Tennessee Limited Liability Company, by virtue of a deed dated 4/21/2017 , recorded 4/27/2017 as instrument no. 20170427-0041415 county of Davidson, state of Tennessee

Assessor's Parcel No: 114150A00300CO

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