Karen Johnson Davidson County
Batch# 576458 DEEDQC
02/24/2021 12:17:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210224-0022974

Commitment Number: 28003073
Seller's Loan Number: 400573155

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:
Timothy F. Adams and **Casie L. Adams**, 6025 Deer Trace, Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
172 02 0 098.00

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.

Timothy F. Adams and **Casie L. Groves, N/K/A Casie L. Adams**, husband and wife, whose mailing address is **6025 Deer Trace, Nashville, TN 37211**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Timothy F. Adams** and **Casie L. Adams**, husband and wife, as joint tenants, hereinafter grantees, whose tax mailing address is **6025 Deer Trace, Nashville, TN 37211**, 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: 6025 Deer Trace, Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20150623-0059777 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 172 02 0 098.00

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 January 25, 2021: Casie L. Groves N/K/A Casie L Adams

Timothy F. Adams

Casie L. Groves, N/K/A Casie L. Adams

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January, 2021 by **Timothy F. Adams** and **Casie L. Groves, N/K/A Casie L. Adams** who are personally known to me or have produced Drivers license 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

SHAKUNDALA M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 25th day of January, 2021.

SHAKUNDALA M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Seal)

Timothy Adams
Affiant

Print Name

Notary Public

My commission expires:

11/19/2023

Print Name

SHAKUNDALA M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Section Five, Myrtlewood Estates, of record in Plat Book 6250, Pages 910 and 911, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same parcel conveyed to TIMOTHY F ADAMS AND CASIE L. GROVES from ROBERT M. WHITMORE AND BABETTE WHITMORE, by virtue of a deed dated 6/11/2015, recorded 6/23/2015, as instrument no. 20150623-0059777 county of DAVIDSON , state of TENNESSEE.

Assessor's Parcel No: 172 02 0 098.00

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