Karen Johnson Davidson County
Batch# 579099 DEEDQC
02/25/2021 04:01:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210225-0024296

Commitment Number: 28046844
Seller's Loan Number: 104105673

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:
Brinton R. Ward and **Ashley A. Ward**, 209 Diane Dr., Madison, TN 37115-2565

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
042-07-0-071

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.

Brinton R. Ward, grantor, a married man, whose mailing address is **209 Diane Dr., Madison, TN 37115-2565**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Brinton R. Ward** and **Ashley A. Ward**, husband and wife, as joint tenants, hereinafter grantees, whose tax mailing address is **209 Diane Dr., Madison, TN 37115-2565**, 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: 209 Diane Dr., Madison, TN 37115-2565

DERIVATION CLAUSE

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

deed recorded at 20160509-0045547 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 042-07-0-071

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 Feb 5, 2021:

Brinton R. Ward

STATE OF Tenn
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb 5, 2021 by **Brinton R. Ward** who is personally known to me or has produced drivi's 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.

Notary Public

Exp. 3.8.2024

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 5 day of Feb, 2021.

Brinton R. Ward
Affiant

Brinton Ward
Print Name

Notary Public

(Seal)

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:

5-8-24

Gloria M Jackson
Print Name

Order No.: 28046844

LEGAL DESCRIPTION
EXHIBIT "A"

The following described property:

Land in Davidson County, Tennessee, being Lot No. 32 on the Map of Section Two, Haven Acres, as shown by plat of record in Plat Book 2331, Page 139, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Being the same parcel conveyed to Brinton R. Ward from Charles Steve Melton, Trustee of Joephine G. Melton Trust, by virtue of a deed dated 05/05/2016, recorded 05/09/2016, in deed book , page , as instrument no. 20160509-0045547 county of Davidson, state of Tennessee.

Assessor's Parcel No: 042-07-0-071

True Copy Cerification

I, Logan Walker, 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.

Logan Walker
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, Logan Walker, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lissette Anne Moree
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