Karen Johnson Davidson County
Batch# 580696 DEEDQC
03/01/2021 12:12:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210301-0025478

Commitment Number: 27918662
Seller's Loan Number: 7007442417

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:
Jean Kennedy Turbeville and **James H. Turbeville**, 5024 Saddleview Dr., Franklin, TN 37067

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
142 05 0B 048.00

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.

Jean Kennedy Turbeville, grantor, a married woman, whose mailing address is **5024 Saddleview Dr., Franklin, TN 37067**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Jean Kennedy Turbeville** and **James H. Turbeville**, wife and husband, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **5024 Saddleview Dr., Franklin, TN 37067**, 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: 8300 Sawyer Brown Rd., Apt 306, Nashville, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20140313-0021164 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 142 05 0B 048.00

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 Feb. 5, 2021:

Jean Kennedy Turbeville

Jean Kennedy Turbeville

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on Feb. 5, 2021 by **Jean Kennedy Turbeville** 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.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

State of Tennessee
County of Williamson

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 5th day of February, 2021.

Jean Kennedy Turbeville
Affiant

Jean Kennedy Turbeville
Print Name

(Seal)

Karen R. Campbell
Notary Public

My commission expires:

Nov. 8, 2021

Karen R. Campbell
Print Name

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

EXHIBIT A
(LEGAL DESCRIPTION)

Unit No. H-306, together with the Carport designated No. H-306-C, in River Plantation, Section Three, A condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Three, Condominium Apartments, recorded in Book 4675, pages 75, 76 and 77, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4784, page 464, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Three, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, page 482, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same parcel conveyed to Jean Kennedy Turbeville from James H Turbeville, by virtue of a deed dated 12/2/2013, recorded 3/13/2014 as instrument no. 20140313-0021164 County of Davidson, State of Tennessee.

Commonly known as: 8300 Sawyer Brown Rd Apt306, Nashville, TN, 37221

True Copy Cerification

I, Jaimi Petrosky, 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.

Jaime Petrosky
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, Jaimi Petrosky, 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