Karen Johnson Davidson County
Batch# 588007 DEEDQC
03/09/2021 03:32:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210309-0031030

Commitment Number: 28197290
Seller's Loan Number: 2201257126

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, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Julian P. Bryant, Sr. and **Amy Willoughby Bryant, Joint Tenancy with Rights of Survivorship**, 2072 NASHBORO BLVD., NASHVILLE, TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
135 12 0B 044.00

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.

Julian P. Bryant, Sr., grantor, a married woman, whose mailing address is **2072 NASHBORO BLVD., Nashville, TN 37217**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Julian P. Bryant, Sr.** and **Amy Willoughby Bryant, husband and wife,** as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **2072 NASHBORO BLVD., NASHVILLE, TN 37217**, 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: 2072 NASHBORO BLVD., NASHVILLE, TN 37217

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20080304-0021773 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 135 12 0B 044.00

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 February 22, 2021:

Julian P. Bryant, Sr.

Julian P. Bryant, Sr.

STATE OF TN
COUNTY OF ~~Williamson~~ Davidson

The foregoing instrument was acknowledged before me on February 22, 2021 by **Julian P. Bryant, Sr.** 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.

KARRINGTON B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 5/18/2024

Notary Public

State of TN
County of ~~Williamson~~ 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 22 day of February, 2021.

KARRINGTON B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 5/18/2024

Julia P. Bryant
Affiant

Julian P. Bryant
Print Name

(Seal)

Notary Public

My commission expires:

5-18-2024

Karrington Christian
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot and Unit No. 44, on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village, Tract 7, of record in Plat Book 11700, Pages 49 and 50, 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 Julian P. Bryant from Kathy Maupin-Boykin and Tony Boykin, by virtue of a deed dated 2/22/2008, recorded 3/4/2008, as instrument no. 20080304-0021773 County of Davidson , State of Tennessee.

Tennessee Certification of Electronic Document

I, DONA BAJET , 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.

Dona Bajet
Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, LISSETTE MOREE , a notary public for this county and
Notary's Name

state, DONA BAJET , 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