Karen Johnson Davidson County
Batch# 602907 DEEDQC
03/30/2021 11:30:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210330-0041658

Commitment Number: 28299654
Seller's Loan Number: 400603504

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:
Amy M. Beck and **Phillip James Beck II**, 7455 Stacy Dr., Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
142-02-0-061.00

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.

Amy Rebecca Dodson, N/K/A Amy M. Beck, grantor, a married woman, whose mailing address is **7455 Stacy Dr., Nashville, TN 37221**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Amy M. Beck** and **Phillip James Beck II, wife and husband**, as joint tenants, hereinafter grantees, whose tax mailing address is **7455 Stacy Dr., 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: 7455 Stacy Dr., Nashville, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20111024-0082643 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 142-02-0-061.00

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 March 17, 2021:

Rebecca Dodson M Beck

Amy Rebecca Dodson, N/K/A Amy M. Beck

STATE OF TN
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on March 17, 2021 by **Amy Rebecca Dodson, N/K/A Amy M. Beck** who is personally known to me or has produced TN Driver 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.

JEAN KURTZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

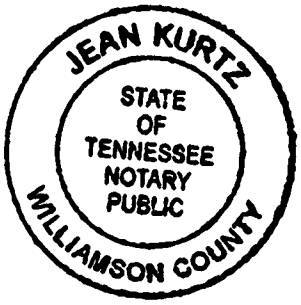
Expires 1-30-2022

State of TN
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 17 day of March, 2021.



(Seal)

Affiant

Amy m Beck
Print Name

Notary Public

My commission expires:

Jan. 30, 2022

Jean Kurtz
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Cross Timbers, Section 2, of record in Book 3700, Page 92, Register's Office for said County, to which said plan reference is hereby made for a more detailed description of said Lot.

Being the same parcel conveyed to Amy Rebecca Dodson from Jason Bradley Dodson, by virtue of a deed dated 10/14/2011, recorded 10/24/2011, as instrument no. 20111024-0082643 county of Davidson, state of Tennessee.

Assessor's Parcel No: 142-02-0-061.00

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