Karen Johnson Davidson County
Batch# 615264 DEEDQC
04/15/2021 09:08:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210415-0050124

Commitment Number: 28377000
Seller's Loan Number: 400610661

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:
Robert Curtis Ridgeway, 904b 15th Ave S, Nashville, TN 37212

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
105-01-0F-002-00

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.

Robert Curtis Ridgeway, unmarried, and Erika W. Spears, unmarried, whose mailing address is **904b 15th Ave S, Nashville, TN 37212**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Robert Curtis Ridgeway**, a single man, hereinafter grantee, whose tax mailing address is **904B 15th Ave S, Nashville, TN 37212**, 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: 904b 15th Ave S, Nashville, TN 37212

DERIVATION CLAUSE

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

deed recorded at 20200225-0020955 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 105-01-0F-002-00

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 25, 2021:

Robert Curtis Ridgeway

Erika W. Spears

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 25, 2021 by **Robert Curtis Ridgeway** and **Erika W. Spears** who are personally known to me or have produced Driver 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.

DOROTHY M. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

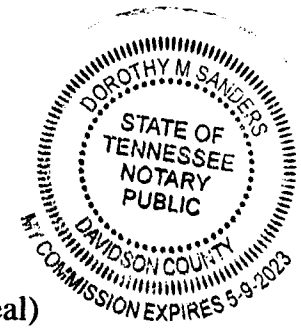
Notary Public

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 March, 2021.



(Seal)

Affiant

Robert Ridgeway
Print Name

Erika Speers
Notary Public

My commission expires:

5-9-2023

Dorothy M Sanders
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Unit No. B of 904 15th Avenue South Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for 904 15th Avenue South Townhomes, of record in Instrument No. 20140617-0052876, Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "C", to which reference is hereby made for a more complete description of the property.

Being the same parcel conveyed to Robert Curtis Ridgeway and Erika W. Spears from Rajan Rajbhandari, , by virtue of a deed dated 2/20/2020, recorded 2/25/2020, as instrument no. 20200225-0020955 County of Davidson, State of Tennessee.

Assessor's Parcel No: 105-01-0F-002-00

True Copy Cerification

I, Logan Welker, 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 Welker
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 Welker, 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