Karen Johnson Davidson County
Batch# 623738 DEEDQC
04/28/2021 08:33:30 AM 5 pgs
Fees: $28.00 Taxes: $151.70
20210428-0056399

Commitment Number: 28377416
Seller's Loan Number: 400610651

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, 904A 15th Ave S, Nashville, TN 37212

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
105-01-0F-001-00

QUITCLAIM DEED

Erika W. Spears, a single woman and **Robert Curtis Ridgeway**, a single man, whose mailing address is **904A 15th Ave S, Nashville, TN 37212**, hereinafter grantors, for $41,000.00 (Forty One Thousand Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Robert Curtis Ridgeway**, a single man, hereinafter grantee, whose tax mailing address is **904A 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: 904A 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 20190205-0011135 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 105-01-0F-001-00

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:

Erika W. Spears

Robert Curtis Ridgeway

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 25, 2021 by **Erika W. Spears** and **Robert Curtis Ridgeway** 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 $46,000

Subscribed and sworn to before me

This 25th day of March, 2021.

Affiant

Erika Spears | Robert Ridgeway
Print Name

(Seal)

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

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. A 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 Erika W. Spears and Robert Curtis Ridgeway from Melissa King and Kevin King, by virtue of a deed dated 2/1/2019, recorded 2/5/2019, in instrument no. 20190205-0011135, county of Davidson, State of Tennessee.

Assessor's Parcel No: 105-01-0F-001-00

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