Karen Johnson Davidson County
Batch# 623755 DEEDQC
04/28/2021 08:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210428-0056418

Commitment Number: 20NL89464

After Recording, Return To:
~~Nations Lending Services~~ WWR Inc
9801 Legler Road
Lenexa, KS 66219

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:
Jaimee L Mackey and **Wesley Steed**, 764 Spence Enclave Ln, Nashville, TN 37210

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
21WR 17366 **094 16 0E 044.00**

QUITCLAIM DEED

Jaimee Mackey aka Jaimee L. Mackey, an unmarried woman, hereinafter grantor, whose tax-mailing address is **764 Spence Enclave Ln, Nashville, TN 37210**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Jaimee L Mackey** and **Wesley Steed**, married joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is **764 Spence Enclave Ln, Nashville, TN 37210**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Unit 44 on the Plan of Spence Enclave Townhomes, a Planned Unit Development as shown on Exhibit A-2 to the Declaration of Covenants, Conditions and Restrictions establishing the Spence Enclave Townhomes of record in Instrument 20061115-0141672 as amended by Instrument Numbers 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404 and 20080507-0047102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description. This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Instrument 200611150141672; 200611170142842; 200612130153595; 200802220017508; 200804230041404; 200805070047102; 201004270031915; 201211160105801, said Register's

Office. This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors. This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

DERIVATION CLAUSE

Being the same property conveyed to \Jaimee Mackey aka Jaimee L. Mackey, an unmarried woman\ by \WARRANTY DEED\ from \Shemeka A. Cofer, unmarried, a/k/a Schmeka A. Cofer\ as recorded \11/25/2014\ as Document \20141125-0108890\.
Commonly Known As: \764 Spence Enclave Ln, Nashville, TN 37210
Tax ID: \094 16 0E 044.00

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 23 March, 2021:

Jaimee Mackey aka Jaimee L. Mackey

Jaimee Mackey aka Jaimee L. Mackey

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 23 March, 2021 by **Jaimee Mackey aka Jaimee L. Mackey** who is personally known to me or has produced DL 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.

GAIL L. FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Gail L Farley
Commission expires July 27, 2021

State of TN
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 or value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 23 day of March, 2021.

GAIL L. FARLEY
STATE OF TENNESSEE
NOTARY PUBLIC

(Seal)

Affiant

Jaimee Mackie
Print Name

Notary Public

My commission expires:
July 27, 2021

Gail L. Farley
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Carmel McHenry, do hereby make oath tha I am a licensed attorney and/or the custodian of 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.

Name

State of Kansas

County of Johnson

Personally appeared before me, Jessica Caswell, a notary public for this county and state, Carmel McHenry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Name

My Commission Expires: 9/3/22

Notary seal

JESSICA CASWELL
My Appointment Expires
September 3, 2022

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0244

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