Karen Johnson Davidson County
Batch# 624760 DEEDQC
04/28/2021 03:13:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20210428-0056991

Commitment Number: 28221694
Seller's Loan Number: 400594265

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:
NEAL POWER, 1049 Archer St., Nashville, TN 37203

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
105 01 4A 034.00

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.

NEAL POWER, unmarried and **LYNN POWER**, unmarried, whose mailing address is **1049 Archer St., Nashville, TN 37203**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **NEAL POWER**, unmarried, hereinafter grantee, whose tax mailing address is **1049 Archer St., Nashville, TN 37203**, 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: 1049 Archer St., Nashville, TN 37203

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20180102-0000137 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 105 01 4A 034.00

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 April 14, 2021:

4-14-21

NEAL POWER

LYNN POWER

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 14, 2021 by **NEAL POWER** and **LYNN POWER** 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

Parcel ID: 105 01 4A 034.00

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 April 15, 2021:

NEAL POWER

LYNN POWER

STATE OF Kentucky
COUNTY OF marshall

The foregoing instrument was acknowledged before me on April 15th, 2021 by ~~NEAL POWER~~ and **LYNN POWER** who are personally known to me or have produced Drivers 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.

Notary Public

CHARITY LANGHI
Notary Public
Commonwealth of Kentucky
Commission Number 604319
My Commission Expires Sep 2, 2022

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 14th day of April, 2021.

Affiant

NEAL POWER
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

State of Kentucky
County of Marshall

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 15 day of April, 2021.

Affiant

LYNN POWER
Print Name

(Seal)

Notary Public

My commission expires:

09.02.2022

Print Name

CHARITY LANGHI
Notary Public
Commonwealth of Kentucky
Commission Number 604319
My Commission Expires Sep 2, 2022

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property: Land in Davidson County, Tennessee, being Unit 34 of Archer at 12th Homes, A Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160908-0094811, amended in Instrument Nos. 20161102-0115692 and 20161123-0123554, Registers Office for said County. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, are incorporated hereby reference and made a part of the same as though copied herein. Reference is hereby made to Revised Exhibit "D" to Amendment No. 2 of record in Instrument No. 20161123-0123554, for a more complete identification and description of said unit Being the same parcel conveyed to Neal Power and Lynn Power from Archer Development, LLC, a Tennessee Limited Liability Company, by virtue of a deed dated 12/28/2017, recorded 1/2/2018, as instrument no. 20180102-0000137 county of Davidson, state of Tennessee. Assessor's Parcel No: 105 01 4A 034.00

Tennessee Certification of Electronic Document

I, Kevin Helbig, 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.

Kevin Helbig
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, Kevin Helbig, 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