Karen Johnson Davidson County
Batch# 629897 DEEDQC
05/06/2021 09:11:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210506-0060759

Commitment Number: 20NL92684
21WR10659

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, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
William Isaac Hargett, and **Christina Ann Klipsch, married joint tenants with rights of survivorship**, 1904 Cephas St., Nashville, TN 37208-1437

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
081 07 0 417.00

QUITCLAIM DEED

William Isaac Hargett and **Christina Ann Klipsch, unmarried, as tenants in common with rights of survivorship**, hereinafter grantors, whose tax-mailing address is **1904 Cephas St., Nashville, TN 37208-1437,** **For $0.00** consideration paid, grant and quitclaim to **William Isaac Hargett,** and **Christina Ann Klipsch, married joint tenants with rights of survivorship**, hereinafter grantees, whose tax mailing address is **1904 Cephas St., Nashville, TN 37208-1437**, 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 Lot No. 16 on the Plan of Cephas Woodard's Subdivision of Lots 5 & 6 of the Woodard Property, of record in Plat Book 161, Page 174, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

DERIVATION CLAUSE

Being the same property conveyed to \William Isaac Hargett, unmarried and Christina Ann Klipsch, unmarried, as tenants in common with rights of survivorship\ by \WARRANTY DEED\ from \Matthew Paritz, married and Mike Haddock, married\ as recorded \02/14/2019\ as Document \20190214-0013825\.
Commonly Known As: \1904 Cephas St, Nashville, TN, 37208-1437
Tax ID: \081 07 0 417.00

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 Feb 18 (20), 2020:

William Isaac Hargett

Christina Ann Klipsch

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb 18 (20), 2020 by **William Isaac Hargett,** and **Christina Ann Klipsch,** who are personally known to me or have produced Driv 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.

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Com Exp 09/02/24

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 $ 0.00 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 18 day of Feb, 2021.

Affiant

Print Name

(Seal)

Notary Public

My commission expires:

09/02/24

Print Name

CTIC# _____

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF KANSAS
COUNTY OF JOHNSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 16 **Day of** April **20**21**.**

Notary

NOTARY PUBLIC - State of Kansas
Carrie L. McHenry
My Appt. Expires 11.12.2024

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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