Karen Johnson Davidson County
Batch# 631669 DEEDQC
05/07/2021 12:54:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210507-0061739

Commitment Number: 28298543
Seller's Loan Number: 400591707

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:
Jerry W. Fannin, 815 Russell Street, Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
082 16 0 101.00

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.

Terri D. Fannin, (whose mailing address is 1404 Overton St, Old Hickory, TN 37138) and **Jerry W. Fannin**, (whose mailing address is **815 Russell Street, Nashville, TN 37206),** who were formerly a married couple but are now divorced as per Case No.: 20D656 IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE , and are both now unmarried persons, hereinafter grantors, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Jerry W. Fannin**, unmarried, hereinafter grantee, whose tax mailing address is **815 Russell Street, Nashville, TN 37206**, 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: 815 Russell Street, Nashville, TN 37206

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 0289840 recorded at Book 10401, Page 300 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 082 16 0 101.00

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 9, 2021:

Terri D. Fannin

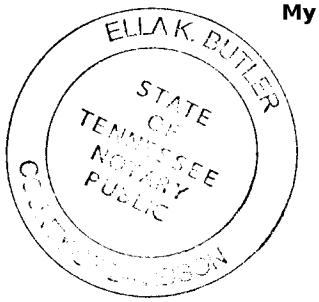
Terri D. Fannin

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 9, 2021 by **Terri D. Fannin** who are personally known to me or have produced TN Driver's 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.

Ella K Butler
Notary Public

My Commission Expires: 07/09/2024



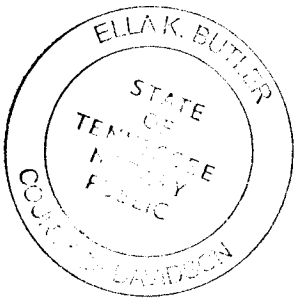
Executed by the undersigned on March 9, 2021:

Jerry W. Fannin

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 9, 2021 by **Jerry W. Fannin** who are personally known to me or have produced TN Driver Lic 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.

Ella K Butler
Notary Public



My Commission Expires: 07/09/2024

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 is $0.00.

Subscribed and sworn to before me

This 9 day of March, 20 21.

Jerry W. Fannin

Affiant JERRY W. FANNIN

Terri D. Fannin

Print Name

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Seal)

Ella K. Butler

Notary Public

My commission expires:

07/09/2024

Ella K. Butler

Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 15 and the westerly one-half of Lot no. 17 on the map of Kinnaird & Brans ford Subdivision of record in Book 5 7 , page 156, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same parcel conveyed to Terri D. Fannin and husband, Jerry W. Fannin from Janie Elizabeth Vincent, unmarried, by virtue of a deed dated 4/2/1997, recorded 4/2/1997, in deed book 10401, page 300, as instrument no. 0289840 county of Davidson, state of Tennessee.

Assessor's Parcel No: 082 16 0 101.00

True Copy Cerification

I, Logan Walker, 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 Walker
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 Walker, 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