Karen Johnson Davidson County
Batch# 635046 DEEDQC
05/13/2021 09:12:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210513-0064523

Commitment Number: 27992505
Seller's Loan Number: 2300682407

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

New Property Owner/Mail Tax Statements To:
Chandler R. Martin and **Mark Clay**, 1822 ISABELLE LN., NASHVILLE, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
163-16-0C-126-00

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.

Chandler R. Martin, single, whose mailing address is **1822 ISABELLE LN., NASHVILLE, TN 37013**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Chandler R. Martin, single,** and **Mark Clay, single**, as joint tenants, hereinafter grantees, whose tax mailing address is **1822 ISABELLE LN., NASHVILLE, TN 37013**, 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: 1822 ISABELLE LN., NASHVILLE, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20160519-0050109 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 163-16-0C-126-00

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 10th March, 2021:

Chandler R. Martin

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 10th March, 2021 by **Chandler R. Martin** 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.

Notary Public

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-21-2024

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-21-2024

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 10 day of March, 2021.

Affiant

Chandler Martin
Print Name

JONATHAN RHYNE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

(Seal)

Notary Public

My commission expires:
9/21/24

Jonathan Rhyne
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Unit No. 126, together with the appurtenant interest in the common elements of Matlock Townhomes, a horizontal property regime as established by Master Deed, of record in Instrument No. 20070502-0052533; amendments in Instrument No. 20070509-0055599; Instrument No. 20070705-0080103; Instrument No. 20100122-0005543; and Instrument No. 20100503-0033517, Register's Office for Davidson County, Tennessee, said Unit being attached as Exhibit A, to the aforementioned Amendment to Master Deed in Instrument No. 20070509-0055599, said Register's Office.

Being the same parcel conveyed to Chandler R. Martin from Traci L. Mefford, by virtue of a deed dated 5/9/2016, recorded 5/19/2016, as instrument no. 20160519-0050109 county of Davidson, state of Tennessee

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