Karen Johnson Davidson County
Batch# 640363 DEEDQC
05/20/2021 08:24:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210520-0068262

Commitment Number: 28130657
Seller's Loan Number: 400582252

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:
Brooks Parker and **Chelsea Kathryn Parker**, 7060 Bridgeport Drive, Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
126 16 0A 249.00

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.

Brooks Parker and **Chelsea Childress, N/K/A Chelsea Kathryn Parker**, whose mailing address is **7060 Bridgeport Drive, Nashville, TN 37221**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Brooks Parker** and **Chelsea Kathryn Parker**, husband and wife as joint tenants, hereinafter grantees, whose tax mailing address is **7060 Bridgeport Drive, Nashville, TN 37221**, 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: 7060 Bridgeport Drive, Nashville, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20141125- 0108551 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 126 16 0A 249.00

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 February 22, 2021:

Brooks Parker

Chelsea Childress NKA Chelsea Kathryn Parker

Chelsea Childress, N/K/A Chelsea Kathryn Parker

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 22, 2021 by **Brooks Parker** and **Chelsea Childress, N/K/A Chelsea Kathryn Parker** 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.

Kimberly L. Chamble
Notary Public

KIMBERLY L. CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires January 25, 2023

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 22 day of February, 2021.

Chelsea Childress NKA Chelsea Kathryn Parker
Affiant

Brooks E. Parker Chelsea Childress NKA Chelsea Kathryn Parker
Print Name

KIMBERLY L. CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires January 25, 2023

(Seal)

Kimberly L. Chambers
Notary Public

My commission expires:

1-25-2023

Kimberly L. Chambers
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot 399, Phase 2A, Section 1, Riverwalk, as shown on plat of record in instrument no. 20031014-0151989, in the register's office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same parcel conveyed to Brooks Parker and and Chelsea Childress from Melissa Hubbard and Zach , by virtue of a deed dated 11/19/2014, recorded 11/19/2014, as instrument no. 20141125-0108551 county of Davidson, state of Tennessee. Assessor's Parcel No: 126 16 0A 249.00

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