Karen Johnson Davidson County
Batch# 650999 DEEDQC
06/07/2021 03:00:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210607-0076236

Commitment Number: 21NL14591

After Recording, Return To:
Nations Lending Services
9801 Legler Road
Lenexa, KS 66219

RETURN TO:
WORLDWIDE RECORDING, INC,
9001 W. 67th ST.
MERRIAM, KS 66202
1-800-316-4682

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:
Daniel Howard and **Megan Howard**, 1519 Riverside Dr, Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
07215028500

QUITCLAIM DEED 21WR231860

Megan Lee Pacella, nka Megan Howard, married to Daniel Howard, hereinafter grantor, whose tax-mailing address is **1519 Riverside Dr, Nashville, TN 37206**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Daniel Howard** and **Megan Howard**, married as joint tenants, hereinafter grantees, whose tax mailing address is **1519 Riverside Dr, Nashville, TN 37206**, 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: Being the South one-half of Lot No. 19, on the Map of Sharpe and Horn's 6th Addition, of record in Plat Book 332, Page 118, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

DERIVATION CLAUSE

Being the same property conveyed to Megan Lee Pacella by Warranty Deed from Sheryl L. Murray and Sheila D. Barnard as recorded 09/01/2009 in Book NA at Page NA as Document 20090901-0081867.
Commonly Known As: 1519 Riverside Dr, Nashville, TN, 37206
Tax ID: 07215028500

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 Apr. 23, 2024:

Megan Lee Pacella nka Megan Howard
Megan Lee Pacella, nka Megan Howard,

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Apr. 23, 2024 by **Megan Lee Pacella, nka Megan Howard**, who is personally known to me or has produced Drivers Lic 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, Ann Stathos Donnell
My Com Exp 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $_____ 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 23 day of April, 2021.

STATE OF TENNESSEE NOTARY PUBLIC ANN STATHOS DONNELL DAVIDSON COUNTY

(Seal)

Megan Lee Pacella nka Megan Howard
Affiant

Megan Lee Pacella nka Megan Howard
Print Name

Notary Public

My commission expires:
09/02/24

Ann Stathos Donnell
Print Name

CTIC# _____

STATE OF KANSAS
COUNTY OF JOHNSON

The actual consideration for this transfer is $0.00.

B
Affiant Brittany McGuire

Subscribed and sworn to before me, this the 30 **Day of** May **20** 21.

Aundra Reynolds
Notary Aundra Reynolds

AUNDRA REYNOLDS
Notary Public - State of Kansas
My Appointment Expires 01/16/23

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

00569731