Karen Johnson Davidson County
Batch# 654476 DEEDQC
06/10/2021 02:37:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210610-0078588

Commitment Number: 28117335

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:
David Scott Parsley, unmarried man, 3110 Woodlawn Dr, Nashville, TN 37215

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
117-01-0-034-00

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.

D. Scott Parsley, A/K/A David Scott Parsley, single, whose mailing address is **3110 Woodlawn Dr, Nashville, TN 37215**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **David Scott Parsley, unmarried man**, hereinafter grantee, whose tax mailing address is **3110 Woodlawn Dr, Nashville, TN 37215**, 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: 3110 Woodlawn Dr, Nashville, TN 37215

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20180417-0036157 in the Register's Office of Davidson County, Tennessee.

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 2 day of April, 20 21.

Affiant

David S. Parsky
Print Name

(Seal)

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

Notary Public

My commission expires:

1-25-2023

Kimberly L. Chambers
Print Name

Parcel ID: 117-01-0-034-00

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 April 2, 2021:

D. Scott Parsley, A/K/A David Scott Parsley

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 2, 2021 by **D. Scott Parsley, A/K/A David Scott Parsley** who is personally known to me or has produced Drivers License 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

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

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property: Land in the 7th civil district of Davidson County, Tennessee, being Lot No. 6 on the plan of property conveyed to William A. Beasley, Jr. By deed from Millie Clemon, et al., of record in Book 1394, Page187, register's office for Davidson county, Tennessee; thence with Beasley's east line, northwardly 350.80 feet to a point; thence eastwardly 115.20 feet to a point, said being the corner of lot nos. 5 & 6; thence with the line between said lots, southwardly 3504.0 feet to the northerly margin of Woodlawn drive; thence with the northerly margin of said drive, Westwardly 11.50 feet to the point of beginning. Being the same parcel conveyed to D. Scott Parsley from Rachel C. Nelley, by virtue of a deed dated 3/14/2018, recorded 4/17/2018, as instrument no. 20180417-0036157 county of Davidson , state of Tennessee. Assessor's Parcel No: 117-01-0-034-00

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