Karen Johnson Davidson County
Batch# 655585 DEEDQC
06/11/2021 03:21:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210611-0079311

Commitment Number: 28026666
Seller's Loan Number: 104099639

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:
Matthew Thomas Birch and **Susan Chapelle Birch**, 7301 Middlebrook Circle, Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
126 15 0B 216.00

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.

Matthew Thomas Birch and **Susan C. Chapelle, N/K/A Susan Chapelle Birch**, husband and wife, whose mailing address is **7301 Middlebrook Circle, Nashville, TN 37221**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Matthew Thomas Birch** and **Susan Chapelle Birch**, husband and wife, as joint tenants, hereinafter grantees, whose tax mailing address is **7301 Middlebrook Circle, 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: 7301 Middlebrook Circle, Nashville, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20190115-0004121 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 126 15 0B 216.00

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 13, 2021:

Matthew Thomas Birch

Susan C. Chapelle, N/K/A Susan Chapelle Birch

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 13, 2021 by **Matthew Thomas Birch** and **Susan C. Chapelle, N/K/A Susan Chapelle Birch** who are personally known to me or have produced DriverLic 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.

Notary Public

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires May 17, 2023

State of Tennessee
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 13 day of February, 2021.

Affiant

Matthew Birch
Susan Birch
Print Name

(Seal)

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires:

May 17, 2023

Anthony Flowers
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property: Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Lexington Point Subdivision, Section Two, as of record in Instrument No. 20010515-0049954, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same parcel conveyed to Matthew Thomas Birch and Susan C. Chapelle from Robert C. Sherrod and Angela R. Sherrod, by virtue of a deed dated 1/11/2019, recorded 1/15/2019, as instrument no. 20190115-0004121 county of Davidson, state of Tennessee.

Assessor's Parcel No: 126 15 0B 216.00

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