Karen Johnson Davidson County
Batch# 661192 DEEDQC
06/21/2021 02:34:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210621-0083466

Commitment Number: 27747787

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:
William Lamb, a married man, 6330 Torrington Rd., Nashville, TN 37205-3157

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 115-11-0-040

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.

William Lamb, joined by his spouse Valery Lamb, whose mailing address is **6330 Torrington Rd., Nashville, TN 37205-3157**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **William Lamb, married**, hereinafter grantees, whose tax mailing address is **6330 Torrington Rd., Nashville, TN 37205-3157**, 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: 6330 Torrington Rd., Nashville, TN 37205-3157

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20160701-0067415 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 115-11-0-040

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 1222, 2020:

William Lamb

Valery Lamb

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 1222, 2020 by **William Lamb and Valery Lamb,** 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.

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

My Commission Expires 6-19-2021

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 December, 2021.

Affiant

William Lamb Valery Lamb

Print Name

(Seal)

Notary Public

My commission expires:

~~10/A.21~~

6-19-2021 TG

Tonya Greer

Print Name

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Order No.: 27747787

LEGAL DESCRIPTION
EXHIBIT "A"

The following described property:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Section One, West Meade Estates of record in plat book 2663, Page 110, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same parcel conveyed to William Lamb from George Yanok and Laura Hill, by virtue of a deed dated 06/30/2016, recorded 07/01/2016, in deed book , page , as instrument no. 20160701-0067415 county of Davidson, state of Tennessee.

Assessor's Parcel No: 115-11-0-040

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