Karen Johnson Davidson County
Batch# 661523 DEEDQC
06/22/2021 10:39:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210622-0083914

Commitment Number: 27519969
Seller's Loan Number: 103934855

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:
Jessica Boehme and **William Christopher Boehme**, 1844 Amesbury Ln., Nashville, TN 37221-2527

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
141-05-0A-628.00-C

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.

Jessica Baker, N/K/A Jessica Boehme, grantor, a married woman, whose mailing address is **1844 Amesbury Ln., Nashville, TN 37221-2527**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Jessica Boehme** and **William Christopher Boehme, wife and husband**, as Tenants by the Entirety, hereinafter grantees, whose tax mailing address is **1844 Amesbury Ln., Nashville, TN 37221-2527**, 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: 1844 Amesbury Ln., Nashville, TN 37221-2527

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at **20180313-0023701** in the Register's Office of Davidson County, Tennessee.

Parcel ID: 141-05-0A-628.00-C

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 10/15, 2020:

Jessica Baker N/K/A Jessica Boehme

Jessica Baker, N/K/A Jessica Boehme

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on OCT 15, 2020 by **Jessica Baker, N/K/A Jessica Boehme** who is personally known to me or has produced Tennessee 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

Exp: 3.8.2021

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tenn.
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 15 day of Oct, 20 20.

Jessica Baker NKA Jessica Boehme
Affiant

Jessica Baker NKA Jessica Boehme
Print Name

(Seal)

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:

3-8-2021

Gloria M. Jackson
Print Name

Order No.: 27519969

LEGAL DESCRIPTION
EXHIBIT "A"

The following described property:

Land in Davidson County, Tennessee being Lot No. 628 on the Plan of Avondale Park, Phase 3, Section 3 of record in Instrument No. 20170324-0028914 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Being the same parcel conveyed to Jessica Baker from NVR, Inc., a Virginia Corporation T/A Ryan Homes, by virtue of a deed dated 03/12/2018, recorded 03/13/2018, in deed book , page , as instrument no. 20180313-0023701 county of Davidson, state of Tennessee.

Assessor's Parcel No: 141-05-0A-628.00-C

Tennessee Certification of Electronic Document

I, WENDY MARTIN, 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.

Wendy L. Martin
Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, LISSETTE MOREE, a notary public for this county and
Notary's Name

state, WENDY MARTIN, 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