Karen Johnson Davidson County
Batch# 662080 DEEDQC
06/22/2021 12:15:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210622-0084094

Commitment Number: 28088579
Seller's Loan Number: 4005378213

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:
CHAD EDWARD GILBERT and **JESSICA LANE GILBERT**, 3229 KNOBDALE ROAD, NASHVILLE, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 08412013100

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.

CHAD GILBERT and **JESSICA L. AYERS, N/K/A JESSICA LANE GILBERT**, **husband and wife**, whose mailing address is **3229 KNOBDALE ROAD, NASHVILLE, TN 37214**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **CHAD EDWARD GILBERT** and **JESSICA LANE GILBERT, husband and wife**, as tenants by the entireties, hereinafter grantees, whose tax mailing address is **3229 KNOBDALE ROAD, NASHVILLE, TN 37214**, 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: 3229 KNOBDALE ROAD, NASHVILLE, TN 37214

DERIVATION CLAUSE

JESSICA L. AYERS, N/K/A JESSICA LANE GILBERT

JEAN KURTZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Expire 1-30-22

STATE OF TN
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on April 5, 2021 by **JESSICA L. AYERS, N/K/A JESSICA LANE GILBERT** who is personally known to me or has produced TN Driver 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

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20071105-0130001 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 08412013100

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 5, 2021:

CHAD GILBERT

JEAN KURTZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Expires 1-30-2022

STATE OF TN
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on April 5, 2021 by **CHAD GILBERT** who is personally known to me or has produced TN Driver 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

State of TN
County of Williamson

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 5th day of April, 2021.

Affiant

Chad Edward Gilbert, Jessica Lane Gilbert
Print Name

JEAN KURTZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Expires 1-30-2022

(Seal)

Notary Public

My commission expires:

1-30-2022

Jean Kurtz
Print Name

Order No.: 28088579

LEGAL DESCRIPTION

EXHIBIT "A"

The following described property:

BEING Lot No. 45, on the Plan of Lincoya Hills, of record in Plat Book 1835, Page 91, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same parcel conveyed to Chad Gilbert, a single man and Jessica L. Ayers. a single woman from Annette T. Prevost. unmarried, by virtue of a deed dated 10/31/2007, recorded 11/5/2007, as instrument no. 20071105-0130001 county of Davidson, state of Tennessee.

Assessor's Parcel No: 08412013100

True Copy Cerification

I, Logan Welker, 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 Welker
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 Welker, 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