Karen Johnson Davidson County
Batch# 667112 DEEDQC
06/29/2021 09:07:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210629-0087725

Commitment Number: 28766132
Seller's Loan Number: 1103118470

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:
Michael J. Smith, Sara O. Smith, Jill M. Owen and **Vincent Roderick**, 1125 Sharpe Ave, Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
083 01 0 328.00

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.

Michael J. Smith and **Sara O. Smith**, husband and wife, (Sara O. Smith is the daughter of Jill M. Owen and Vincent Roderick) whose mailing address is **1125 Sharpe Ave, Nashville, TN 37206**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Michael J. Smith** and **Sara O. Smith,,** husband and wife, and **Jill M. Owen** and **Vincent Roderick**, wife and husband, hereinafter grantees, whose tax mailing address is **1125 Sharpe Ave, Nashville, TN 37206**, 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: 1125 Sharpe Ave, Nashville, TN 37206

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20130926-0101312 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 083 01 0 328.00

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 6-7-21, 20____:

Michael J. Smith

Sara O. Smith

STATE OF NC
COUNTY OF Mecklenburg

The foregoing instrument was acknowledged before me on 6-7, 2021 by **Michael J. Smith** and **Sara O. Smith** who are personally known to me or have produced D.L. 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

Kirstin R Rew
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires March 15, 2026

State of NC
County of Mecklenburg

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 7th day of June, 2021.

Kirstin R Rew
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires March 15, 2026

Sara O Smith Michael J Smith
Affiant

Sara O Smith Michael J. Smith
Print Name

(Seal)

Kirstin R. Rew
Notary Public

My commission expires:

3/15/26

Kirstin R. Rew
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 6 on the plan of Greenway, as of record in Book 421, Page 110, Register's Office for said County.

Said Part of Lot No. 6 fronts 50 feet on the northerly side of Sharpe Avenue and runs back parallel lines 160 feet to an alley.

Being the same parcel conveyed to Michael J. Smith and Sara O. Smith from Cole investments, LLC, A Tennessee Limited Liability Company, and Leven Bridges Properties, LLC, a Tennessee Limited Liability Company, by virtue of a deed dated 9/24/2013, recorded 9/26/2013, in deed as instrument no. 20130926-0101312 county of Davidson, state of Tennessee.

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