Karen Johnson Davidson County
Batch# 669659 DEEDQC
07/01/2021 11:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210701-0089317

Commitment Number: 28515917
Seller's Loan Number: 104256824

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:
Ann Marie Claud and **Johnny Lewis Claud, Jr.**, 6719 coldstream dr., Nashville, TN 37221-4662

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
155-07-0B-002.00-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.

Johnny Lewis Claud, Jr. and **Ann Marie Claud**, **husband and wife,** whose mailing address is **6719 Coldstream Dr., Nashville, TN 37221-4662**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Ann Marie Claud** and **Johnny Lewis Claud, Jr., wife and husband,** as tenants by the entirety, hereinafter grantees, whose tax mailing address is **6719 Coldstream Dr., Nashville, TN 37221-4662**, 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: 6719 Coldstream Dr., Nashville, TN 37221-4662

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20130614-0061094 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 155-07-0B-002.00-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 April 24, 2021:

Johnny Lewis Claud Jr.

Ann Marie Claud

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 24, 2021 by **Johnny Lewis Claud Jr.** and **Ann Marie Claud** who are personally known to me or have produced Driver License 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

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Order No.: 28515917

LEGAL DESCRIPTION
EXHIBIT "A"

The following described property:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Poplar Creek Estates, Phase V, Section "A" I" Revision, (Highlands of Allen's Green), of record in Book 9700, Page 390, revised in Book 9700, Page 784, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same parcel conveyed to Johnny Lewis Claud, JR, and wife, Ann Marie Claud, from Kenneth D. Tyler and wife, Carla C. Tyler, by virtue of a deed dated June 7, 2013, recorded June 14, 2013, as Instrument No. 20130614-0061094, county of Davidson, state of Tennessee.

Assessor's Parcel No: 155-07-0B-002.00-C

Tennessee Certification of Electronic Document

I, AMY COX, 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.

Signature

State of PENNSYLVANIA

County of ALLEGHENY

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

state, AMY COX, 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