Karen Johnson Davidson County
Batch# 671923 DEEDQC
07/07/2021 11:30:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210707-0091221

Commitment Number: 28206882

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:
Mary Allison Fields, a married woman, 4020 Nebraska Ave Nashville, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
103 04 0 381.00

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.

Mary Allison Fields, A/K/A M. Allison Fields, joined by her spouse Joseph Michael Newton, whose mailing address is **4020 Nebraska Ave Nashville, TN 37209**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Mary Allison Fields, a married woman**, hereinafter grantee, whose tax mailing address is **4020 Nebraska Ave Nashville, TN 37209**, 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: 4020 Nebraska Ave Nashville, TN 37209

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20030311-0032514 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 103 04 0 381.00

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 March 9, 2021 EICB

Mary Allison Fields, A/K/A M. Allison Fields

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 9, 2021 by **Mary Allison Fields, A/K/A M. Allison Fields** who is personally known to me or has produced TN Driver Lic 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.

Ella K Butler
Notary Public

ELLA K BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires
07/09/2024

Joseph Michael Newton

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 9, 2021 by **Joseph Michael Newton** who is personally known to me or has produced TN Driver Lic 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.

Ella K Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires
07/09/2024

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 9 day of March, 2021.

Affiant

Mary Allison Fields a/k/a M. Allison Fields

Joseph Michael Newton

Print Name

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Seal)

Ella K. Butler

Notary Public

My commission expires:

07/09/2024

Ella K. Butler

Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 70 on the Plan of West End Annex, as of record in Book 332, page 61, Register's Office for Davidson County, Tennessee. Said part of Lot No. 70 fronts 50 feet on the northerly side of Nebraska Avenue, formerly 8th Street, and runs back between parallel lines 158.3 feet to an alley. Being the same parcel conveyed to M. Allison Fields from Vicki E. Waters and Edward Waters, by virtue of a deed dated 3/11/2003, recorded 3/11/2003, as instrument no. 20030311-0032514 county of Davidson , state of Tennessee. Assessor's Parcel No: 103 04 0 381.00

Tennessee Certification of Electronic Document

I, Kathryn Peak, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/2/2021 (date of document).

Kathryn Peak
Affiant Signature

7/1/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 1st day of July, 2021.

Notary's 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