Karen Johnson Davidson County
Batch# 674605 DEEDQC
07/09/2021 02:57:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210709-0092962

Commitment Number: 27353204
Seller's Loan Number: 400505452

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:
Carly A. Foley and **William Foley**, 1805 S Hamilton Road, Nashville, TN 37218

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
080 04 0 035.00

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.

CARLY A. MILLER, grantor, a married woman, whose mailing address is **1805 S Hamilton Road, Nashville, TN 37218**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **CARLY A. FOLEY** AND **WILLIAM FOLEY, WIFE AND HUSBAND, as TENANTS BY ENTIRETY**, hereinafter grantees, whose tax mailing address is **1805 S Hamilton Road, Nashville, TN 37218**, 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: 1805 S Hamilton Road, Nashville, TN 37218

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

deed recorded at **20150410-0031663** in the Register's Office of Davidson County, Tennessee.

Parcel ID: 080 04 0 035.00

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 October 15th, 2020:

CARLY A. MILLER

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 15th, 2020 by **CARLY A. MILLER** who is personally known to me or has produced DL 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

KONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires
6/19/2021

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 15th day of October, 2020.

Affiant

Carly A. Miller
Print Name

TONYA GREER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
(Seal)

Notary Public

My commission expires:

6/19/2021

Tonya Greer
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Lying and being in the Second Council District of Davidson County, Tennessee, and being Lot 7 as shown on the map entitled the Map of J.J. Pate's Subdivision of Lots 9, 10, 11, 12, 20, 21, 22 and 23 on the Sheepdog Property, of record in Book 843, Page 43, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said Lot No. 7 fronts fifty-four (54) feet eight (8) inches on the Northeasterly side of South Hamilton Road and runs back between parallel lines one hundred fifty eight (158) and nine (9) inches to the Southeasterly line of Lot No. 10. Being the same parcel conveyed to CARLY A MILLER from ANDREW SOHR, by virtue of a deed dated 3/9/2015, recorded 4/10/2015as instrument no. 20150410-0031663 county of Davidson, state of Tennessee. Assessor's Parcel No: 080 04 0 035.00

Davidson

Tennessee Certification of Electronic Document

I, Wendy Martin, 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 _____ (date of document).

Wendy L Martin
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