Karen Johnson Davidson County
Batch# 677842 DEEDQC
07/16/2021 08:33:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210716-0095593

Tennessee Certification of Electronic Document

I, Reena 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 6-30-2021 (date of document).

Reena Martin
Affiant Signature

7-14-2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 14th day of July, 2021.

Carla M Ceravolo
Notary's Signature

MY COMMISSION EXPIRES: 4-1-2022

NOTARY'S SEAL
Commonwealth of Pennsylvania - Notary Seal
Carla M Ceravolo, Notary Public
Allegheny County
My Commission Expires April 01, 2022
Commission Number 1025187

Commitment Number: 28842288

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:
Zachary Casper Oswanski and Brenleigh Anne Oswanski, 8656 Gauphin Pl., Nashville, TN 37211-7064

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
173-09-0A-443-00

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.

Zachary Casper Oswanski and **Brenleigh Anne Loiselle, N/K/A Brenleigh Anne Oswanski,** husband and wife, whose mailing address is **8656 Gauphin Pl., Nashville, TN 37211-7064**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Zachary Casper Oswanski and Brenleigh Anne Oswanski**, a married couple, as joint tenants with right of survivorship, hereinafter grantee, whose tax mailing address is **8656 Gauphin Pl., Nashville, TN 37211-7064**, 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: 8656 Gauphin Pl., Nashville, TN 37211-7064

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20171205-0124015 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 173-09-0A-443-00

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 06/30, 2021:

Zachary Casper Oswanski

N/K/A

Brenleigh Anne Loiselle, N/K/A
Brenleigh Anne Oswanski

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 30, 2021 by **Zachary Casper Oswanski** and **Brenleigh Anne Loiselle, N/K/A Brenleigh Anne Oswanski** who are personally known to me or have produced a Tenn. 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

Exp: 3.3.2025

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tenn.
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 30 day of June, 2021.

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Affiant

Zachary Caspar Oswanski
Print Name

Notary Public

My commission expires:

3-3-2025

Gloria M Jackson
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 382 on the Plan of Revision of Lots 367 through 383 and Open Space "A", Phase Six, Lenox Village of record in Plat at Instrument No. 20050617-0069532, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.