Karen Johnson Davidson County
Batch# 688043 DEEDQC
07/30/2021 03:18:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210730-0103082

Commitment Number: 27113686
Seller's Loan Number: 103801467

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:
Benjamin R. Whittenburg and **Monika K. Whittenburg**, 4406 Park Ave., Nashville, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
091-16-0-032

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.

Benjamin R. Whittenburg and **Monika K. Maehlmann N/K/A Monika K. Whittenburg**, husband and wife, whose mailing address is **4406 Park Ave., Nashville, TN 37209**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Benjamin R. Whittenburg** and **Monika K. Whittenburg**, husband and wife, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **4406 Park 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: 4406 Park 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 Instrument No. 20090901-0081996 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 091-16-0-032

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 August 5, 2020.

Benjamin R. Whittenburg

Monika K. Maehlmann N/K/A

Monika K. Maehlmann N/K/A
Monika K. Whittenburg

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 5, 2020 by **Benjamin R. Whittenburg** and **Monika K. Maehlmann N/K/A Monika K. Whittenburg** who are personally known to me or have produced TN Driver Lic 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.

Ella K Butler
Notary Public
EXPIRATION: 9-7-2020

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

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 5 day of August, 2020

Monika K. Machlmann N/K/A
Monika K. Whittenburg
Affiant

BENJAMIN R. WHITTENBURG
Monika K. Machlmann N/K/A
Monika K. Whittenburg
Print Name

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

(Seal)

Ella K. Butler
Notary Public

My commission expires:
09/07/2020

Ella K Butler
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot Number 307 of Block "A" on the Plan of Charlotte Park Comoany's First Addition, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee. Being the same parcel conveyed to Benjamin R. Whittenburg and Monika K. Maehlmann from Shirley O. VanDyke, Executor and Linda G. Oliphant, Executor, being the Co-Executors of the Estate of Dorothy D. Oliphant, by virtue of a deed dated 08/28/2009, recorded 09/01/2009, in deed book , page , as instrument no. 20090901-0081996 county of Davidson, state of Tennessee. Assessor's Parcel No: 091-16-0-032

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 8/5/2021 (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