Karen Johnson Davidson County
Batch# 694544 DEEDQC
08/11/2021 12:39:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210811-0108427

Commitment Number: 28947583
Seller's Loan Number: 400667946

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Ryan Whitney and Morgan Slade, 817 Doncaster Ln., Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
141-05-0A-018-00

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.

Ryan Whitney and **Morgan Slade, husband and wife**, who both took title as unmarried persons, whose mailing address is **817 Doncaster Ln., Nashville, TN 37221**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Ryan Whitney and Morgan Slade**, husband and wife, as tenants by the entirety, hereinafter grantee, whose tax mailing address is **817 Doncaster Ln., Nashville, TN 37221**, 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: 817 Doncaster Ln., Nashville, TN 37221

DERIVATION CLAUSE

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

deed recorded at 20200415-0039449 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 141-05-0A-018-00

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 7. 26, 2021:

Ryan Whitney

Morgan Slade

STATE OF TN
COUNTY OF Wilson

The foregoing instrument was acknowledged before me on 7-26, 2021 by **Ryan Whitney** and **Morgan Slade** who are personally known to me or have produced Drivers Licenses 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

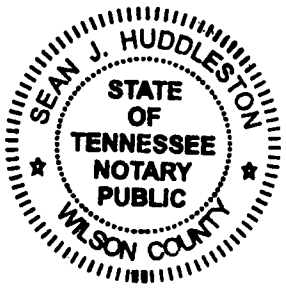
SEAN J. HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of TN
County of Wilson

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 26 day of July, 20 21.



Affiant

Print Name

(Seal)

Notary Public

My commission expires:

1-2-24

Sean Huddleston
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Final Plat of Avondale Park, Phase 1, Section 1B "Cluster Lot Subdivision" of record in Plat at Instrument No. 20120321-0024110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same parcel conveyed to Ryan Whitney and Morgan Slade from Dean Baylor and Jennifer Baylor, by virtue of a deed dated 4/10/2020, recorded 4/15/2020, as instrument no. 20200415-0039449 county of Davidson, state of Tennessee.

Assessor's Parcel No: 141-05-0A-018-00

Tennessee Certification of Electronic Document

I, Talia Williford, 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 7/26/21 (date of document).

Talia Williford
Affiant Signature

7/1/21
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