Karen Johnson Davidson County
Batch# 698394 DEEDQC
08/16/2021 01:36:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210816-0110446

Commitment Number: 28394110
Seller's Loan Number: 104217022

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:
Andrew Frazer and Ellen Kington Frazer, 108 The Commons Dr., Nashville, TN 37215

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 131010G00600

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.

Andrew Frazer and **Ellen Kington Frazer, F/K/A Ellen Kington, husband and wife**, whose mailing address is **108 The Commons Dr., Nashville, TN 37215**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Andrew Frazer and Ellen Kington Frazer, husband and wife**, as tenants by the entirety, hereinafter grantee, whose tax mailing address is **108 The Commons Dr., Nashville, TN 37215**, 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: 108 The Commons Dr., Nashville, TN 37215

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20171103-0113099 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 131010G00600

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 April 02, 2021:

Andrew Frazer

Ellen Kington Frazer, F/K/A Ellen Kington

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 2, 2021 by **Andrew Frazer** and **Ellen Kington Frazer, F/K/A Ellen Kington** who are personally known to me or have produced TN DL 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

CHERYL BLAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

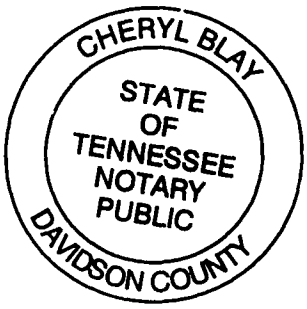
my commission Expires on:
September 2, 2024.

State of Tennessee
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 2 day of April, 2021.



(Seal)

Affiant

Ellen Frazer
Print Name

Notary Public

My commission expires:

September 02, 2024

Cheryl Blay
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property:

Land in Davidson County, Tennessee, being Lot No.6 on the Plan of The Commons of record in Book 6250, page 527, amended in Book 6626, page 458, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same parcel conveyed to Andrew Frazer and Ellen Kington from Catherine J. Holsen, by virtue of a deed dated 10/31/2017, recorded 11/3/2017, as instrument no. 20171103-0113099 County of Davidson, State of Tennessee

Assessor's Parcel No: 131010G00600

Tennessee Certification of Electronic Document

I, AMY COX, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, LISSETTE MOREE, a notary public for this county and
Notary's Name

state, AMY COX, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary 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