Karen Johnson Davidson County
Batch# 699080 DEEDQC
08/17/2021 03:01:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210817-0111367

Commitment Number: 28112283
Seller's Loan Number: 400582922

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:
Jefferson Palmer Orr and **Caroline Renfroe Orr**, 122 Blackburn Ave., Nashville, TN 37205

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
130-01-0-151-00

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.

Jefferson Orr and **Lori S. Orr**, husband and wife, and **Jefferson Palmer Orr** and **Caroline Renfroe Orr**, husband and wife, (parents of Jefferson Orr), whose mailing address is **122 Blackburn Ave., Nashville, TN 37205**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Jefferson Palmer Orr** and **Caroline Renfroe Orr**, husband and wife, hereinafter grantees, whose tax mailing address is **122 Blackburn Ave., Nashville, TN 37205**, 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: 122 Blackburn Ave., Nashville, TN 37205

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20180103-0001051 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 130-01-0-151-00

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 March 4, 2021:

Jefferson Orr

Lori S. Orr

Jefferson Palmer Orr

Caroline Renfroe Orr

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 4, 2021 by **Jefferson Orr**, **Lori S. Orr**, **Jefferson Palmer Orr** and **Caroline Renfroe Orr** who are personally known to me or have produced Drivers 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

KARRINGTON B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 5/18/2024

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 4 day of March, 2021.

Lori S Orr

Affiant

Jefferson Orr

Print Name
Lori S. Orr

Notary Public

KARRINGTON B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 5/18/2024

(Seal)

My commission expires:

5-18-2024

Karrington

Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property: Land in Davidson County, Tennessee, being Lot(s)60, as shown on the map entitled Bradford Realty Company's Belle Meade Golf Links Subdivision, of record in Plat Book421 , pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same parcel conveyed to Jefferson Orr and Lori S. Orr, and Jefferson Palmer Orr and Caroline Renfroe Orr from Cooper Jenrath, by virtue of a deed dated 12/29/2017, recorded <1/3/2018, in deed book <Book/>, page <Page/>, as instrument no. 20180103-0001051 county of Davidson, state of Tennessee.

Assessor's Parcel No: 130-01-0-151-00

Tennessee Certification of Electronic Document

I, TASITHA WILLIAMS, 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 8-17-2021 (date of document).

Affiant Signature

July 21st, 2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 21st day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lisselle Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries