Karen Johnson Davidson County
Batch# 709542 DEEDQC
09/02/2021 12:50:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210902-0118542

Commitment Number: 29049940
Seller's Loan Number: 400676305

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:
Anthony J. Drake and **Gretchen L. Drake**, 6111A Pennsylvania Ave., Nashville, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
091 02 0M 002.00

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.

Gretchen L. Burchett, N/K/A Gretchen L. Drake, a married woman, whose mailing address is **6111A Pennsylvania Ave., Nashville, TN 37209**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Anthony J. Drake** and **Gretchen L. Drake**, husband and wife, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **6111A Pennsylvania 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: 6111A Pennsylvania 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 20160229-0019177 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 091 02 0M 002.00

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 August 11, 2021:

Gretchen L Burchett, N/K/A Gretchen L Drake

Gretchen L. Burchett, N/K/A Gretchen L. Drake

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 11, 2021 by **Gretchen L. Burchett, N/K/A Gretchen L. Drake** who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Jana Drury
Notary Public
Exp. 12-19-23

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 11 day of August, 2021.

Affiant

Print Name

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Seal)

Notary Public

My commission expires:

12-19-23

Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A, TOGETHER WITH COMMON AREAS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 6111 PENNSYLVANIA AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO. 20140925-0088419

AMENDED IN INSTRUMENT NO. 20150212-0012882, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT "B",

TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PARCEL CONVEYED TO GRETCHEN L. BURCHETT FROM D223, LLC, BY VIRTUE OF A DEED DATED 02/26/2016, RECORDED 02/29/2016, IN INSTRUMENT NO. 20160229-0019177, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Assessor's Parcel No: 091 02 0M 002.00

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 8-11-2021 (date of document).

Reena Martin
Affiant Signature

Aug. 31, 2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 31st day of August, 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