Karen Johnson Davidson County
Batch# 712422 DEEDQC
09/09/2021 03:05:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210909-0121013

Commitment Number: 28249217
Seller's Loan Number: 104173587

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:
Timothy J. Wipperman and **Lori S. Wipperman**, 5353 Green Valley Ct, Nashville, TN 37220

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
160 05 0 022.00

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.

Timothy J. Wipperman, grantor, a married man, whose mailing address is **5353 Green Valley Ct, Nashville, TN 37220**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Timothy J. Wipperman** and **Lori S. Wipperman**, husband and wife, as Joint Tenants with Right of Survivorship, hereinafter grantees, whose tax mailing address is **5353 Green Valley Ct, Nashville, TN 37220**, 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: 5353 Green Valley Ct, Nashville, TN 37220

DERIVATION CLAUSE

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

deed recorded at 20100211-0010906 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 160 05 0 022.00

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 May 11, 2021:

Timothy J. Wipperman

STATE OF Tenn
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 11, 2021 by Timothy J. Wipperman who is personally known to me or has produced DL#045224996 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.

Vera Gooch
Notary Public

VERA GOOCH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires
May 23, 2023

State of Tenn
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 11th day of May, 2021.

Affiant

Timothy J. Wiggerman
Print Name

(Seal) VERA GOOCH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Vera Gooch
Notary Public

My commission expires:

May 23, 2023

Vera Gooch
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property:

Land in Davidson County, Tennessee, Being Lot No. 101 on the Plan of Oak Hill Estates Section II, of Record in Book 4460, Page 37, Register's Office for Davidson County, Tennessee.

Said Lot Fronts 73.27 Feet Along South Margin of Green Valley Court, and Extends Back on East Line 299.36 Feet and 322.60 Feet on North Line to Irregular Rear Line Which Measures 375.05 Feet and 90.0 Feet.

Being the same parcel conveyed to Timothy J. Wipperman from Mary L Wipperman, by virtue of a deed dated 1/13/2010, recorded 2/11/2010, in deed as instrument no. 20100211-0010906 county of Davidson, state of Tennessee.

Assessor's Parcel No: 160 05 0 022.00

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 5-11-2021 (date of document).

Reena Martin
Affiant Signature

7-15-2021
Date

State of Pennsylvania
County of Allegheny

Sworn to and subscribed before me this 15 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 7/27/24

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
LAURA DIRIENZO - Notary Public
Beaver County
My Commission Expires Jul 27, 2024
Commission Number 1366228