Karen Johnson Davidson County
Batch# 721044 DEEDQC
09/21/2021 03:26:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210921-0126915

Commitment Number: 29119191
Seller's Loan Number: 0579793613

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:
Michael Patrick Brady and **Shannon Leigh Brady**, 7320 Olmsted Dr., Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
155-08-0E-011-00

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.

Michael Patrick Brady, married, whose mailing address is **7320 Olmsted Dr., Nashville, TN 37221**, hereinafter grantor, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Michael Patrick Brady**, and **Shannon Leigh Brady**, husband and wife, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **7320 Olmsted Dr., 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: 7320 Olmsted Dr., Nashville, TN 37221

DERIVATION CLAUSE

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

deed recorded at 20200706-0072307 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 155-08-0E-011-00

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 8/27, 2021.

Michael Patrick Brady

Michael Patrick Brady

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 8/27, 2021 by **Michael Patrick Brady** who is personally known to me or has produced DL 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.

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

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 27 day of August, 2021.

Michael Patrick Brady
Affiant

Michael Patrick Brady
Print Name

(Seal)

Tonya Greer
Notary Public

My commission expires:
5/18/25

Tonya Greer
Print Name

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT A
(LEGAL DESCRIPTION)

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE. Situated in the city of Nashville, county of Davidson, state of Tennessee, described as follows HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO- WIT: Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Final Plat of Resubdivision of Map 155-B-E Parcels 11 & 12 or Lots 70 & 71 of Bellevue Highlands Subdivision, Phase 1, of record in Instrument No. 20030206-0016789, 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 PROPERTY CONVEYED TO MICHAEL P. BRADY, SINGLE MAN FROM BAUER, CHRISTOPHER; ABREU, ROBERTO, DATED 06/26/2020, RECORDED 07/06/2020, DEED INSTRUMENT 20200706-0072307, BOOK 20200706, PAGE 72307, COUNTY OF DAVIDSON , STATE OF TENNESSEE.

Tennessee Certification of Electronic Document

I, Luke Bingham, 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 8/27/2021 (date of document).

Luke Bingham
Affiant Signature

9/17/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 28th 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