Karen Johnson Davidson County
Batch# 721773 DEEDQC
09/22/2021 11:06:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210922-0127351

Commitment Number: 28184644
Seller's Loan Number: 104149155

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:
Ann Chadwick Mayo, 1007A North 14th Street, Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
083-01-0-390-00

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.

Ann C. Manning N/K/A Ann Chadwick Mayo, a married woman, joined by spouse **Matthew Fort Mayo**, whose mailing address is **1007A North 14th Street, Nashville, TN 37206**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Ann Chadwick Mayo**, a married woman, hereinafter grantees, whose tax mailing address is **1007A North 14th Street, Nashville, TN 37206**, 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: 1007A North 14th Street, Nashville, TN 37206

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20160721-00074963 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 083-01-0-390-00

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 June 2, 2021:

Ann C Manning N/K/A Ann Chadwick Mayo

Ann C. Manning N/K/A Ann Chadwick Mayo

STATE OF Tenn
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 2, 2021 by **Ann C. Manning N/K/A Ann Chadwick Mayo** who is personally known to me or has produced drivers 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.

Gloria Jackson
Notary Public

Exp: 3-3-2025

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Matthew Fort Mayo

STATE OF Tenn
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 2, 2021 by **Matthew Fort Mayo** who is personally known to me or has produced drivers 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.

Notary Public

Exp: 5.3.2025

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 2 day of June, 20 24.

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(Seal)

Affiant

Matthew Fort Mayo
Print Name

Notary Public

My commission expires:

5.3.2025

Gloria M Jackson
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee; being Lot No. 1 on the Plan of Final Plat of Resubdivision of the Northerly Part of Lot 2 of Block 'A' on the Map of Weakley Place, Eastland, of record in Plat Book 161, Page 131 and Amended in Plat Instrument No. 20040521-0059818, 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 parcel conveyed to Ann C. Manning from David W. Manning, by virtue of a deed dated 7/11/2016, recorded 7/21/2016, as instrument no. 20160721-00074963 county of Davidson, state of Tennessee.

Assessor's Parcel No: 083-01-0-390-00