Karen Johnson Davidson County
Batch# 769721 DEEDQC
12/08/2021 09:44:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211208-0162654

Commitment Number: 28047726
Seller's Loan Number: 104108304

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, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Reed W. Williams, an unmarried man and Allison Griffith, an unmarried woman, as joint tenants, 902A Gale Ln, Nashville, TN 37204-3014

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
118-06-0G-001-00

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.

Reed W. Williams, an unmarried man,, whose mailing address is **902A Gale Ln, Nashville, TN 37204-3014**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Reed W. Williams, an unmarried man, and Allison Griffith, an unmarried woman, as joint tenants**, hereinafter grantee, whose tax mailing address is **902A Gale Ln, Nashville, TN 37204-3014**, 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: 902A Gale Ln, Nashville, TN 37204-3014

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20140530-0046561 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 118-06-0G-001-00

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 04 Feb, 2021:

Reed W. Williams

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 04 Feb, 2021 by **Reed W. Williams** who is personally known to me or has produced TN 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.

CHERYL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
Ex 10.16.2024

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 04 day of Feb, 2021.

Affiant

Reed Williams
Print Name

(Seal)

CHERYL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My commission expires:

10.16.2024

Cheryl L Moore
Print Name

Order No.: 28047726

LEGAL DESCRIPTION
EXHIBIT "A"

The following described property:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: Land in Davidson County, Tennessee, being Unit A of 902 Gale Lane Townhomes, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 902 Gale Lane Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130515-0048852, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 902 Gale Lane Townhomes, a Horizontal! Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "C" to said Declaration appearing in Instrument No. 20130505-0048852, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit. Being the same parcel conveyed to Reed W. Williams, an unmarried man, from William Reed Snyder, an unmarried man, by virtue of a deed dated May 29, 2014, recorded May 30, 2014, as instrument no. 20140530-0046561, county of Davidson, state of Tennessee.

Assessor's Parcel No: 118-06-0G-001-00

Tennessee Certification of Electronic Document

I, Tabitha 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 _____ (date of document).

Affiant Signature

Dec 3, 21

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 3rd day of December, 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