Karen Johnson Davidson County
Batch# 780665 DEEDQC
12/28/2021 12:58:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211228-0170542

Commitment Number: 27817797
Seller's Loan Number: 400551439

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:
Edwin Spain and **Olga V Spain**, 604 Harpeth Knoll Rd., Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
156 02 0 030.00

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.

Edwin Spain, A/K/A Eddy Spain and **Olga V. Spain, husband and wife**, whose mailing address is **604 Harpeth Knoll Rd., Nashville, TN 37221**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Edwin Spain** and **Olga V Spain, husband and wife**, hereinafter grantees, whose tax mailing address is **604 Harpeth Knoll Rd., 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: 604 Harpeth Knoll Rd., Nashville, TN 37221

DERIVATION CLAUSE

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

deed recorded at 200007060067182 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 156 02 0 030.00

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 December 23, 2020:

Edwin Spain
Edwin Spain, A/K/A Eddy Spain

Olga V Spain
Olga V. Spain

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 23, 20 20 by **Edwin Spain, A/K/A Eddy Spain** and **Olga V. Spain** who are personally known to me or have produced DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: May 19, 2023

State of Tennessee
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 23 day of December, 20 22.

Edwin Spain Olga Spain
Affiant

Edwin Spain OLGA SPAIN
Print Name

(Seal)

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires:
May 17, 2023

Anthony Flowers
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property: Land in Davidson County, Tennessee, being Lot No. 398 on the Plan of Harpeth Valley Park, Section 3 as of record in Book 4175, Page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same parcel conveyed to Eddy Spain and Olga V. Spain from Daniel K. Mahaney, by virtue of a deed dated 7/28/2000, recorded 7/6/2000, in deed as instrument no. 200007060067182 county of Davidson, state of Tennessee. Assessor's Parcel No: 156 02 0 030.00

Tennessee Certification of Electronic Document

I, CHRISTOPHER SCHMAC, 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 12-23-2020 (date of document).

Christopher Schmac
Affiant Signature

12-15-2021
Date

State of Pennsylvania

County of Allegheny

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

Lissette A. Moree
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