Karen Johnson Davidson County
Batch# 782508 DEEDQC
01/03/2022 08:17:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220103-0000040

Commitment Number: 29602061
Seller's Loan Number: 4006468708

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:
Kathleen Rose Koehler and **Travis Koehler**, 1044 Brookside Woods Blvd., Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
75-12-0-B-052

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.

Travis A. Koehler, married, whose mailing address is **1044 Brookside Woods Blvd., Hermitage, TN 37076**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Travis A. Koehler** and **Kathleen Rose Koehler**, husband and wife, as Joint Tenants with Right of Survivorship, hereinafter grantees, whose tax mailing address is **1044 Brookside Woods Blvd., Hermitage, TN 37076**, 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: 1044 Brookside Woods Blvd., Hermitage, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20040426-0047042 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 75-12-0-B-052

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 14, 2021:

Travis A. Koehler

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Dec. 14, 2021 by **Travis A. Koehler** who are personally known to me or have produced drivers license 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

GLORIA M. JACKSON
NOTARY PUBLIC
Davidson County, State of Tennessee
My Commission Expires March 03, 2025

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 14 day of Dec, 2021.

GLORIA M. JACKSON
NOTARY PUBLIC
Davidson County, State of Tennessee
My Commission Expires March 03, 2025

Affiant

Travis A. Koehler
Print Name

(Seal)

Notary Public

My commission expires:

3-3-2025

Gloria M Jackson
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 14 ON THE PLAN OF FIRST REVISION PHASE TWO SECTION THREE BROOKSIDE WOODS, OF RECORD IN INSTRUMENT NO. 200005120048125, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION

BEING THE SAME PROPERTY CONVEYED TO TRAVIS A. KOEHLER, UNMARRIED FROM BRYAN W. KOCH, MARRIED, DATED 04/19/2004, RECORDED 04/26/2004, DEED INSTRUMENT # 20040426-0047042, , , COUNTY OF DAVIDSON , STATE OF TENNESSEE.

Assessor's Parcel No: 75-12-0-B-052

TAX WAIVER

COMMITMENT NUMBER: _____

In connection with the [sale or refinance] of 1044 Brookside Woods Blvd. Hermitage, TN 37076 real property taxes and assessments have been prorated based upon currently available information from the public records. In addition, the [sale or refinance] related to the above described property may incur Federal or State or local taxes, including but not limited to, income taxes. Seller and Buyer agree to hold ServiceLink and or its title insurer harmless and to waive any right of action against ServiceLink and or its insurer from any amount of such taxes and assessment.

Seller and Buyer agree to hold ServiceLink and or its title insurer harmless and to waive any right of action against ServiceLink and or its insurer relating to Federal or State or local taxes.

~~Seller:~~ Owner

Kathleen Koehler

Date: 12/14/2021

Buyer:

_____

_____

Date: _____

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 12-14-2021 (date of document).

Luke Bingham
Affiant Signature

12-23-2021
Date

State of Pennsylvania
County of Allegheny

Sworn to and subscribed before me this 23rd 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