Karen Johnson Davidson County
Batch# 789794 DEEDQC
01/13/2022 11:05:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220113-0005017

Commitment Number: 28524060
Seller's Loan Number: 0575891221

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:
Riley McMath, 388 BREWER DR., NASHVILLE, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
161-08-0-042-00

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.

Riley McMath, single, and **Geoffrey McMath** and **Celia McMath, husband and wife**, whose mailing address is **104 Groome Dr., Nashville, TN 37205**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Riley McMath, single**, hereinafter grantee, whose tax mailing address is **388 BREWER DR., NASHVILLE, TN 37211**, 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: 388 BREWER DR., NASHVILLE, TN 37211

DERIVATION CLAUSE

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

deed recorded at 20180402-0029803 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 161-08-0-042-00

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 May 3rd, 2021.

Riley McMath

Geoffrey McMath

Celia McMath

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 3rd May, 2021 by **Riley McMath** and **Geoffrey McMath** and **Celia McMath** who are personally known to me or have produced TN State 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.

TIFFANIE BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires May 7, 2024

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot(s)21, as shown on the map entitled Southwood, of record in Plat Book 2663, pages 125 & 126, 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 Riley McMath, and Geoffrey McMath from Erica Biehl, by virtue of a deed dated 3/29/2018, recorded 4/2/2018, as instrument no. 20180402-0029803 County of Davidson, State of Tennessee.

State of Pennsylvania
County of Allegheny

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 10 day of December, 2021.

Affiant

Ali Shafayi
Print Name

(Seal)

Notary Public

My commission expires:
7/27/24

Laura DiRienzo
Print Name

Commonwealth of Pennsylvania - Notary Seal
LAURA DIRIENZO - Notary Public
Beaver County
My Commission Expires Jul 27, 2024
Commission Number 1366228

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 12-10-2021 (date of document).

Luke Bingham
Affiant Signature

1-4-2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 4th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/04/2022

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