Karen Johnson Davidson County
Batch# 797153 DEEDQC
01/31/2022 08:10:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220131-0010673

Commitment Number: 29694342
Seller's Loan Number: 400738854

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 LLC, 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:
Rachael M. Wolters, 1715 24th Ave N, Nashville, TN 37208

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
081 10 0 194.00

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.

Rachael M. Wolters, a formerly married woman, whose mailing address is **1715 24th Ave N, Nashville, TN 37208**, hereinafter grantor, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Rachael M. Wolters**, an unmarried woman, hereinafter grantee, whose tax mailing address is **1715 24th Ave N, Nashville, TN 37208**, 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: 1715 24th Ave N, Nashville, TN 37208

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20200603-0056979 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 081 10 0 194.00

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 January 10, 2022:

Rachael Wolters

Rachael M. Wolters

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 10, 2022 by **Rachael M. Wolters** 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.

Sarah Alvarez

Notary Public

my commission expires: May 29th, 2023

SARAH ALVAREZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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.

Subscribed and sworn to before me

This 10th day of January, 2022.

Affiant Rachael Wolters

Sarah Alvarez SA
Print Name

(Seal)

SARAH ALVAREZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires:

May 29, 2023

Sarah Alvarez
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 131 ON THE PLAN OF COBB'S SUBDIVISION OF LOT NO. 6, OF THE HARDING BOSLEY TRACT OF RECORD IN PLAT BOOK 161, PAGE 155, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. SAID LOT NO. 131 FRONTS 50 FEET ON THE WESTERLY SIDE OF 24TH AVENUE NORTH AND RUNS BACK BETWEEN AN ALLEY, PARALLEL LINES 150 FEET TO AN ALLEY.

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 1-10-2022 (date of document).

Luke Bingham
Affiant Signature

1-12-2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 12th day of January, 2022.

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