Karen Johnson Davidson County
Batch# 800991 DEEDQC
02/07/2022 11:03:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220207-0013778

Commitment Number: 29713640
Seller's Loan Number: SC4-LR211248711

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:
Nancee Tyner, 108 Crystal Ct, Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
032-09-0-006.00

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.

Nancee Zarate, N/K/A Nancee Tyner, single, whose mailing address is **108 Crystal Ct, Nashville, TN 37207**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Nancee Tyner, single**, hereinafter grantee, whose tax mailing address is **108 Crystal Ct, Nashville, TN 37207**, 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: 108 Crystal Ct, Nashville, TN 37207

DERIVATION CLAUSE

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

deed recorded at **20191021-0107599** in the Register's Office of Davidson County, Tennessee.

Parcel ID: 032-09-0-006.00

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 18, 2022:

Nancee Zarate, N/K/A Nancee Tyner

Nancee Zarate, N/K/A Nancee Tyner

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 18, 2022 by **Nancee Zarate, N/K/A Nancee Tyner** who is personally known to me or has produced TN 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.

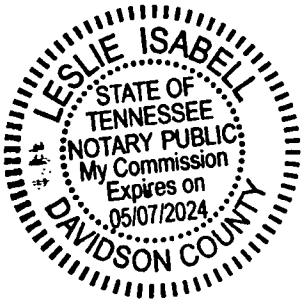
Notary Public

LESLIE ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/07/2024
DAVIDSON COUNTY

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 19th day of January, 2022.



(Seal)

Nancee Tyner
Affiant

Nancee Tyner
Print Name

Notary Public

My commission expires:
5/7/2024

Leslie Isabell
Print Name

TAX WAIVER

COMMITMENT NUMBER: Commitment Number: 29713640

In connection with the refinance of the real property located at 108 Crystal Ct, , Nashville, TN 37207 real property taxes and assessments have been prorated based upon currently available information from the public records. In addition, the 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 or Grantor

Nancee Zarate

Nancee Zarate

Date: 1/18/22

Buyer or Grantee

Nancee Tyner

Nancee Tyner

Date: 1/18/22

EXHIBIT A
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 131, ON THE PLAN SECTION 2, TIMBERTRAIL, OF RECORD IN IN PLAT BOOK 5200, PAGE 333, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. BEING THE SAME PROPERTY CONVEYED TO NANCEE L. ZARATE, FROM HOMARO ZARATE-GERVACIO, DATED 10/16/2019, RECORDED 10/21/2019, DEED INSTRUMENT # 20191021-0107599, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Tennessee Certification of Electronic Document

I, CHRIS 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 1-18-2022 (date of document).

Chris Schmac
Affiant Signature

1-24-2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 24th 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