Karen Johnson Davidson County
Batch# 802383 DEEDQC
02/09/2022 09:23:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220209-0014811

Commitment Number: 28248270

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:
Rachel J Dewaal and **John M Dewaal**, 1224 Massman Dr., Nashville, TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
107-14-0A-056-00

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.

Rachel J. Jones, N/K/A Rachel J Dewaal, grantor, a married man, whose mailing address is **1224 Massman Dr., Nashville, TN 37217**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Rachel J Dewaal** and **John M Dewaal**, wife and husband, as joint tenants, hereinafter grantees, whose tax mailing address is **1224 Massman Dr., Nashville, TN 37217**, 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: 1224 Massman Dr., Nashville, TN 37217

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20080425-0042316 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 107-14-0A-056-00

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 2, March, 2021:

Rachel J Jones N/K/A Rachel J. Dewaal

Rachel J. Jones, N/K/A Rachel J Dewaal

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 2. March, 2021 by **Rachel J. Jones, N/K/A Rachel J Dewaal** who is personally known to me or has produced DL 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

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Commission expires: 05/18/2025

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 $0.00.

Subscribed and sworn to before me

This 2 day of March, 2021.

Rachel J. Jones N/K/A Rachel J. Dewaal
Affiant

Rachel J. Jones N/K/A Rachel J. Dewaal
Print Name

(Seal)

Notary Public

My commission expires:

6/19/21

Tonya Greer
Print Name

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Order No.: 28248270

LEGAL DESCRIPTION

EXHIBIT "A"

The following described property:

A certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows; to-wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, BEING Unit No. 56 of the Copperfield Terrace Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et. Seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Copperfield Terrace Condominiums, of record in Book 6326, Page 790, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6326, Page 828, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Copperfield Terrace Condominiums, of record in Book 6250, Page 50, said Register's Office for a more complete identification and description of such Unit.

Being the same parcel conveyed to Rachel J. Jones, a single woman from Tony Brown and Teresa Brown, Husband and Wife, by virtue of a deed dated 4/23/2008, recorded 4/25/2008, as instrument no. 20080425-0042316 county of Davidson, state of Tennessee.

Assessor's Parcel No: 107-14-0A-056-00

Tennessee Certification of Electronic Document

I, Tabitha Williams 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 1-28-2022 (date of document).

Affiant Signature

Jan 28th, 2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 28th 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