Karen Johnson Davidson County
Batch# 805528 DEEDQC
02/15/2022 01:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220215-0017504

Commitment Number: 29514343
Seller's Loan Number: 4006408621

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:
Margaret B. Culp and **Paul T. Rohling**, 5604 Knob Rd, Nashville, TN, 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
103-06-129

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.

Margaret B. Culp, married, whose mailing address is **5604 Knob Rd., Nashville, TN 37209**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Margaret B. Culp** and **Paul T. Rohling, wife and husband**, hereinafter grantees, whose tax mailing address is **5604 Knob Rd., Nashville, TN 37209**, 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: 5604 Knob Rd., Nashville, TN 37209

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 68407 in the Register's Office of Cumberland County, Tennessee.

Parcel ID: 103-06-129

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 Nov. 29, 2021:

Margaret B. Culp

Margaret B. Culp

STATE OF Tenn
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Nov. 29, 2021 by **Margaret B. Culp** 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.

Notary Public

My Exp: 3.3.2025

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 29 day of Nov., 2021.

Margaret B. Culp
Affiant

Margaret B. Culp
Print Name

Gloria M Jackson
Notary Public

(Seal)

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:

3.3.2025

Gloria M Jackson
Print Name

Order No.: 29514343

LEGAL DESCRIPTION
EXHIBIT "A"

The following described property:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 50 ON THE PLAN OF BROOKSIDE COURTS ADDITION NO. 2, OF RECORD IN PLAT
BOOK 1835, PAGE 47, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE
COMPLETE DESCRIPTION OF SAID PROPERTY. TOGETHER WITH DRIVEWAY EASEMENT GRANTED TO ANDREW PROPERTIES, INC. AND GEORGE C.SCHNITZER AND WIFE, ELIZABETH A. SCHNITZER, OF RECORD IN BOOK 5384, PAGE 335, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MARGARET B. CULP FROM DARYL C. WALNY AND WIFE, KELSEY WALNY, DATED 06/01/2007, RECORDED 06/07/2007, DEED INSTRUMENT # 20070607-0068407 COUNTY OF DAVIDSON , STATE OF TENNESSEE.

Assessor's Parcel No: 103-06-129

Tennessee Certification of Electronic Document

I, Christopher 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 11-29-2021 (date of document).

Christopher Schmac
Affiant Signature

12-1-2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 1st 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