Karen Johnson Davidson County
Batch# 816970 DEEDQC
03/07/2022 04:05:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220307-0025896

Commitment Number: 29776028
Seller's Loan Number: 11872201631767

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:**
**Lisa M. Wooten, Trustee of the Lisa M. Wooten Revocable Living Trust dated May 15, 2015**, 1609 Elysian Way, Brentwood, TN 37027

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**172 05 0C 003.00**

## 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.

**Lisa M. Wooten, Trustee of the Lisa M. Wooten Revocable Living Trust dated April 23, 2015**, whose mailing address is **1609 Elysian Way, Brentwood, TN 37027**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Lisa M. Wooten, Trustee of the Lisa M. Wooten Revocable Living Trust dated May 15, 2015**, hereinafter grantee, whose tax mailing address is **1609 Elysian Way, Brentwood, TN 37027**, 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: 1609 Elysian Way, Brentwood, TN 37027**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20150923-0096831 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 172 05 0C 003.00

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 February 15, 2022:

Lisa M. Wooten, Trustee of the Lisa M. Wooten Revocable Living Trust dated April 23, 2015

**Lisa M. Wooten, Trustee of the Lisa M. Wooten Revocable Living Trust dated April 23, 2015**

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 15, 2022 by **Lisa M. Wooten, Trustee of the Lisa M. Wooten Revocable Living Trust dated April 23, 2015** who is personally known to me or has produced TN Driver's 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.

TIONBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

my commission expires: 12/21/24

202203070025896

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 15th day of February, 2022.

Lisa M. Wooten, Trustee of the Lisa
Affiant M. Wooten Revocable Living
Trust dated April 23, 2015

LISA M. WOOTEN
Print Name

Notary Public

Tiombe Walton
Print Name

TIOMBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

(Seal)

My commission expires:

12/21/24

202203070025896

**EXHIBIT A**
**(LEGAL DESCRIPTION)**

**The following described property: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF LOCHAVEN OF RECORD IN INSTRUMENT NO. 20150414-0032949, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO LISA M. WOOTEN, TRUSTEE OF THE LISA M. WOOTEN REVOCABLE LIVING TRUST DATED APRIL 23, 2015 FROM BEAZER HOMES CORP., A TENNESSEE CORPORATION, DATED 09/18/2015, RECORDED 09/23/2015, DEED INSTRUMENT # 20150923-0096831, COUNTY OF DAVIDSON, STATE OF TENNESSEE. Assessor's Parcel No: 172 05 0C 003.00**

**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 2-15-2022 (date of document).

Luke Bingham
Affiant Signature

2/21/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 21st day of February, 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