Karen Johnson Davidson County
Batch# 819169 DEEDQC
03/10/2022 11:59:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220310-0027828

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
**Drafted without title search being performed by Scrivener.**

Return to: Better Settlement Services, LLC
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-TN-RF-1238195

| Name and Address of New Owner: | Name and Address of Entity Responsible for Payment of Real Property Taxes | Tax Map Parcel No.: |
|---|---|---|
| Phillip M. Englehart and Sabrina M. Englehart | Phillip M. Englehart and Sabrina M. Englehart | 08315006100 |
| 2813 Paden Drive | 2813 Paden Drive | |
| Nashville, TN 37206 | Nashville, TN 37206 | |

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, WILLIAM ENGLEHART, married, who is joined herein by spouse ANITA VAN MELLE, and PHILLIP ENGLEHART also known as PHILLIP M. ENGLEHART, now married, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto PHILLIP M. ENGLEHART and SABRINA M. ENGLEHART, husband and wife, as tenants by the entirety with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 2813 Paden Drive, Nashville, TN 37206, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Fortland Park, Section One, Addition One of record in Plat Book 2854, Page 68, 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. 86 fronts 79.5 feet on the southerly side of Paden Drive and runs back between lines 153.5 feet on the easterly side and 151.9 feet on the westerly side to a dead line in the rear on which it measures 79.5 feet.

Tax ID No.: 08315006100

BEING the same which Sarah E. Linares, Married by Deed dated August 2, 2016 and recorded August 4, 2016 in the Office of the County Register of Deeds for the County of Davidson, State of Tennessee in Instrument No. 20160804-0080881 conveyed unto William Englehart, Married, and Phillip Englehart, Unmarried.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 2813 Paden Drive, Nashville, TN 37206.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14 day of February, 2022

WILLIAM ENGLEHART

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that WILLIAM ENGLEHART, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 14 day of February, 2022.

Notary Public, Cynthia Sharp
My Commission expires: 01/06/2025

CYNTHIA SHARP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14 day of February, 2022.

ANITA VAN MELLE

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ANITA VAN MELLE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 14 day of February, 2022.

Notary Public, Cynthia Sharp
My Commission expires: 01/06/2025

CYNTHIA SHARP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14 day of February, 2022.

PHILLIP ENGLEHART also known as
PHILLIP M. ENGLEHART

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that PHILLIP ENGLEHART also known as PHILLIP M. ENGLEHART, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 14 day of February, 2022.

Notary Public, Cynthia Sharp
My Commission expires: 01/06/2025

CYNTHIA SHARP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

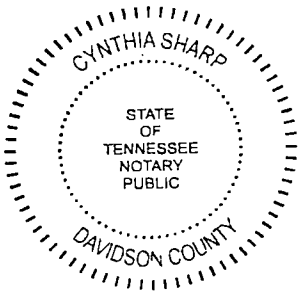
PHILLIP M. ENGLEHART

SABRINA M. ENGLEHART

Subscribed and sworn to before me this 14 day of January, 2022.

Notary Public, Cynthia Sharp
My Commission expires: 01/06/2025

**THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.**



Loan Number: 1953516123

Date: FEBRUARY 14, 2022

Property Address: 2813 Paden Dr
Nashville, Tennessee 37206

# EXHIBIT "A"

## LEGAL DESCRIPTION

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

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Fortland Park, Section One, Addition One of record in Plat Book 2854, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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BEING the same which Sarah E. Linares, Married by Deed dated August 2, 2016 and recorded August 4, 2016 in the County of Davidson, State of Tennessee in 20160804-0080881 conveyed unto William Englehart, Married, and Phillip Englehart, Unmarried.

For Informational Purposes Only:

Parcel Identification Number: 08315006100

**Tennessee Certification of Electronic Document**

I, Gavin A. Jones, 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 FEB-14-2022 (date of document).

Affiant Signature

FEB-18-2022

Date

COMMONWEALTH
~~State~~ of PENNSYLVANIA

County of MONTGOMERY

Sworn to and subscribed before me this 18TH day of FEB, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 03/19/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499