Karen Johnson Davidson County
Batch# 822600 DEEDQC
03/15/2022 11:51:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220315-0030046

File Number: ORG-298076

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, 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:
David Stephenson and **Susan D Burns**, 3305 Wimbledon Rd, Nashville, TN 37215

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
117-09-0-017.00

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.

Susan D. Burns who acquired title as Susan Dearing Burns, now married to **David B. Stephenson**, hereinafter grantor, whose tax-mailing address is **3305 Wimbledon Rd, Nashville, TN 37215**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **David B. Stephenson** and **Susan D. Burns**, a married couple, as joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is **3305 Wimbledon Rd, Nashville, TN 37215**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that certain lot, piece or parcel of land, lying and being in the County of Davidson, State of Tennessee and more particularly described as follows: Being Lots Nos. 60, 61, 62 and 63 of Block "F" Woodmont Acres Subdivision of record in Book 843, page 102, Register's Office for said County. Said Lots Nos. 60, 61, 62 and 63 adjoin and front together 100 feet on the southerly side of Wimbledon Road and run back between lines measuring 153.95 feet on the westerly line and 152.63 feet on the easterly line to a dead line in the rear on which they

measure 100 feet. APN: 117-09-0-017.00

Property Address is: 3305 Wimbledon Rd, Nashville, TN 37215

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Quitclaim Deed recorded at Book 5860, Page 31 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 117-09-0-017.00

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 14, 2022:

Susan D. Burns who acquired title as Susan Dearing Burns

Susan D. Burns who acquired title as Susan Dearing Burns

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 14, 2022 by **Susan D. Burns who acquired title as Susan Dearing Burns** 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

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

Executed by the undersigned on February 14, 2022:

David B. Stephenson

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 14, 2022 by **David B. Stephenson** 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.

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

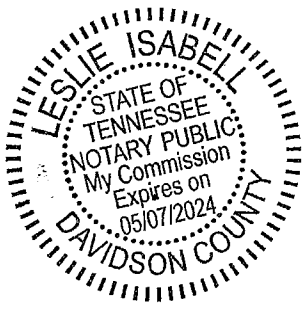
Notary Public
LESLIE ISABELL

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 $1.00.

Subscribed and sworn to before me

This 14th day of February, 2022.



(Seal)

Affiant

David B Stephenson
Print Name

Notary Public

My commission expires:
5/7/2024

Leslie Isabell
Print Name

Tennessee Certification of Electronic Document

I, Alyssa Graham, 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 02/14/2022 (date of document).

Affiant Signature

02/14/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 14th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954