Karen Johnson Davidson County
Batch# 874838 DEEDQC
06/21/2022 11:56:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220621-0070373

Commitment Number: 29951641
Seller's Loan Number: 7015695541

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:
Amanda Gordon Dunn, 608 N 5th St., Nashville, TN 32707

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
082 07 0 447.00

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.

Amanda Ginsberg, N/K/A Amanda Gordon Dunn, single, whose mailing address is **608 N 5th St., Nashville, TN 32707**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Amanda Gordon Dunn, single**, hereinafter grantee, whose tax mailing address is **608 N 5th St., Nashville, TN 32707**, 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

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 2018204-0118403 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 082 07 0 447.00

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 June 6, 2022:

Amanda Ginsberg, N/K/A Amanda Gordon Dunn

Amanda Ginsberg, N/K/A Amanda Gordon Dunn

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 6, 2022 by **Amanda Ginsberg, N/K/A Amanda Gordon Dunn** who is personally known to me or has produced 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.

Notary Public

My Commission Expires
1-28-2024

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 $0.00.

Subscribed and sworn to before me

This 6 day of June, 2022.

Amanda Gordon Dunn
Affiant

Amanda Gordon Dunn
Print Name

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Seal)

Notary Public

My commission expires:

1-28-2024

Derrick M Bradshaw
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

BEING LOT NO. 43 ON THE PLAN OF VILLAGE MANOR, AS OF RECORD IN BOOK 3300, PAGE 55, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 43 FRONTS 18.33 FEET ON THE WEST SIDE OF NORTH 5TH STREET AND EXTENDS BACK 132.27 FEET ON THE NORTHERLY LINE AND 130.91 FEET ON THE SOUTHERLY LINE, TO AN ALLEY IN THE REAR MEASURING 18.38 FEET THEREON. BEING THE SAME PROPERTY CONVEYED TO AMANDA GINSBERG, FROM SYDNEY LYNN GUINN, DATED 11/14/2018, RECORDED 12/04/2018, DEED INSTRUMENT # 2018204-0118403, COUNTY OF DAVIDSON, STATE OF TENNESSEE. COMMONLY KNOWN AS: 608 N 5TH ST, NASHVILLE, TN 37207

Tennessee Certification of Electronic Document

I, Amy Cox, 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 06/06/2022 (date of document).

Affiant Signature

06/13/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 13 day of JUNE, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/04/~~2022~~ 2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries