Karen Johnson Davidson County
Batch# 924943 DEEDQC
10/04/2022 09:05:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20221004-0109268

Commitment Number: 27561720
Seller's Loan Number: 103938600

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, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Jonathan D. Scheff, 863 Beth Drive, Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
084-05-0-086.00

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.

Jonathan D. Scheff joined by spouse **Shu-Yeu Hou**, whose mailing address is **863 Beth Drive, Nashville, TN 37206**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Jonathan D. Scheff**, married, hereinafter grantee, whose tax mailing address is **863 Beth Drive, Nashville, TN 37206**, 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: 863 Beth Drive, Nashville, TN 37206

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20150923-0096523 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 084-05-0-086.00

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 25 February, 2021:

JONATHAN D SCHEFF 2/25/2021
Jonathan D. Scheff

SHU-YEU HOU 2/25/2021
Shu-Yeu Hou

STATE OF Ohio
COUNTY OF Fairfield

The foregoing instrument was acknowledged before me on 2/25/2021, 20____ by **Jonathan D. Scheff** and **Shu-Yeu Hou** who are personally known to me or have produced Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

NOTARY PUBLIC STATE OF OHIO

ESTHER ROSA Notary Public
Notary Public
State of Ohio
My Comm. Expires
October 16, 2022

Completed via Remote Online Notarization using 2 way Audio/Video technology.

State of Ohio
County of Fairfield

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.

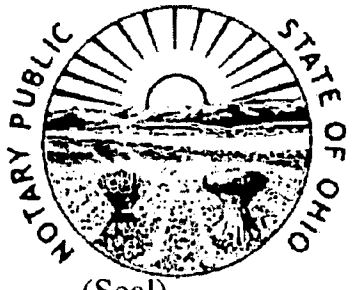
Subscribed and sworn to before me

This _____ day of 2/25/2021, 20_____.

JONATHAN D SCHEFF 2/25/2021
Affiant

Jonathan Scheff
Print Name

Notary Public



(Seal)

ESTHER ROSA
Notary Public
State of Ohio
My Comm. Expires
October 16, 2022

My commission expires:

10/16/2022

Print Name

Completed via Remote Online Notarization using 2 way Audio/Video technology.

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of First Amendment, Cumberland Meadows, Section Two, of record in Plat at Instrument No. 20050525-0059134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same parcel conveyed to Jonathan D. Scheff from Emily Masters and Randall Masters, by virtue of a deed dated 9/22/2015, recorded 9/23/2015, as instrument no. 20150923-0096523 county of Davidson, state of Tennessee. Assessor's Parcel No: 084-05-0-086.00

Tennessee Certification of Electronic Document

I, Ciara Savin, 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 2/25/2021 (date of document).

Ciara Savin
Affiant Signature

9/29/2022
Date

State of Pennsylvania
County of Allegheny

Sworn to and subscribed before me this 29th day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2026

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