Davidson County	DEEDQC
Recvd: 08/18/16 11:45	3 pgs
Fees:17.00 Taxes:0.00	
20160818-0086379	

Commitment Number: 679935

After Recording Return To:
SAMANTHA HICKERNELL and RANDALL G. HOWINGTON, JR.
636 INDIAN RIDGE DR., NASHVILLE, TN 37221

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar. Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
SAMANTHA HICKERNELL and RANDALL G. HOWINGTON, JR.
636 INDIAN RIDGE DR., NASHVILLE, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
155-10-0A-044.00
Exempt from recordation tax. Tenn. Code Sec. 67-4-409 (a)(4)

QUITCLAIM DEED

SAMANTHA HICKERNELL, unmarried, hereinafter grantor, whose tax-mailing address is **636 INDIAN RIDGE DR., NASHVILLE, TN 37221**, for $0.00 (Zero dollars and no cents) in consideration paid, grants and quitclaims to **SAMANTHA HICKERNELL, an unmarried woman and RANDALL G. HOWINGTON, JR., an unmarried man, as joint tenants, with rights of survivorship,** hereinafter grantees, whose tax mailing address is **636 INDIAN RIDGE DR., NASHVILLE, TN 37221,** the following real property:

ALL THAT TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 47 ON THE PLAN OF MCCRORY TRACE ESTATES, AS OF RECORD IN PLAT BOOK 6900, PAGES 720, 721, 722, AND 723 AND AMENDED IN BOOK 7825, PAGE 429, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
P.I.D#: 155-10-0A-044.00
Property Address is: 636 INDIAN RIDGE DR., NASHVILLE, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at 20151210-0124486, in the Register's Office of Davidson County, Tennessee.

Parcel ID: 155-10-0A-044.00

Executed by the undersigned on JUNE 24TH, 2016:

SAMANTHA HICKERNELL

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on JUNE 24TH, 2016 by **SAMANTHA HICKERNELL** who is personally known to me or has produced NATIVERS LIC 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.

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-10-2019

Notary Public

True Copy Certification

I, Stacy Pierce, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Stacy Pierce
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Shannon McIntyre, a notary public for this county and state, , Stacy Pierce who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shannon McIntyre
Notary's Signature

My Commission Expires: 06/18/2016
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Shannon McIntyre, Notary Public
Collier Twp., Allegheny County
My Commission Expires June 18, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES