Davidson County DEEDQC
Recvd: 01/30/17 10:32 3 pgs
Fees:17.00 Taxes:0.00
20170130-0009506

Commitment Number: 21636957
Seller's Loan Number: 160161339

After Recording Return To:
Record and 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, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Jewel A. Jackson-Menesse and **Roy D. Menesse**, 1316 Apache Ln., Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
053-09-0-A02-80-0CO

QUITCLAIM DEED

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.

Jewel A. Jackson NKA Jewel A. Jackson-Menesse, formerly unmarried but who is now married to **Roy D. Menesse**, whose mailing address is **1316 Apache Ln., Madison, TN 37115**, hereinafter grantor, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Jewel A. Jackson-Menesse** and **Roy D. Menesse**, a married couple as joint tenants, hereinafter grantees, whose tax mailing address is **1316 Apache Ln., Madison, TN 37115**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Being Unit No. 1316 Neely's Bend Villas, as of record in Book 5200, Page 262 Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description. Being the same parcel conveyed to Jewel A. Jackson from Bank of America NT and SA as successor in interest to Security Pacific National Bank, by virtue of a Deed Dated 5/11/1992, Recorded 6/30/1992, in Deed Book 8664, page 406, as Instrument No. 23829 County of Davidson, State of Tennessee.

True Copy Certification

I, David Bagwell, 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.

David Bagwell
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, David Bagwell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/27/2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Property Address is: 1316 Apache Ln., Madison, TN 37115

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.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was 23829 recorded at Book 8664, Page 406 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 053-09-0-A02-80-0CO

Executed by the undersigned on Jan. 20, 2017 ~~2016.~~ JA

Jewel C. Jackson NKA Jewel C. Jackson-Menesse

Jewel A. Jackson NKA Jewel A. Jackson-Menesse

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Jan. 20, 2017 JA, ~~2016~~ by **Jewel A. Jackson NKA Jewel A. Jackson-Menesse** who is personally known to me or has produced 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.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Comm. Expires
January 29, 2020

Jana Drury
Notary Public