Davidson County DEEDQC
Recvd: 02/06/17 15:15 3 pgs
Fees:17.00 Taxes:0.00
20170206-0012623

Commitment Number: 21841602

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:
Robert Ted Hackett and **Tamara L. Hackett**, 3185 Hidden Creek DR., Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
173 16 0A 285.00

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.

Robert T. Hackett and **Tamara L. Hackett, husband and wife**, whose mailing address is **3185 Hidden Creek DR., Antioch, TN 37013**, hereinafter grantor, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Robert Ted Hackett** and **Tamara L. Hackett, husband and wife**, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **3185 Hidden Creek DR., Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, Being Lot no.49 on the Plan of the Final Plat of Hidden Creek, Phase 5, (A Cluster Lot Subdivision) of Record in Instrument no. 20060627-0076912, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for more complete and accurate Description. Being the same parcel conveyed to Robert T Hackett from Andrew Leeper and Rebecca Leeper, by virtue of a Deed Dated 10/3/2014, Recorded 10/8/2014, as Instrument No. 20141008-0093358 County of Davidson,

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

State of Tennessee.
Property Address is: 3185 Hidden Creek DR., Antioch, TN 37013

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 20141008-0093358 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 173 16 0A 285.00

Executed by the undersigned on Jan. 30, 2017:

Robert T. Hackett

Tamara L. Hackett

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on Jan. 30, 2017 by **Robert T. Hackett** and **Tamara L. Hackett** who are personally known to me or have produced drivers 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

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017