Davidson County DEEDQC
Recvd: 02/13/17 15:25 3 pgs
Fees:17.00 Taxes:0.00
20170213-0015047

Commitment Number: 21168029
Seller's Loan Number: 0496276825

After Recording Return To:

Mail Tax Statements:
Tamara Lawson Hackett and Robert Ted Hackett
2171 Kirkwall Drive, Nolensville, TN 37135

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:
Tamara Lawson Hackett and **Robert Ted Hackett**, 2171 Kirkwall Drive, Nolensville, TN 37135

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
187 09 0A 198.00

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.

Tamara L. Smiddy, N/K/A Tamara Lawson Hackett, and **Robert Ted Hackett, wife and husband,** whose mailing address is **2171 Kirkwall Drive, Nolensville, TN 37135**, hereinafter grantors, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Tamara Lawson Hackett** and **Robert Ted Hackett, wife and husband,** as tenants by the entireties, hereinafter grantees, whose tax mailing address is **2171 Kirkwall Drive, Nolensville, TN 37135**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

True Copy Certification

I, APRIL K. LUCAS, 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.

April K. Lucas
Signature

State of PA

County of Beaver

Melanie Miller

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification]* who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

*April K Lucas

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

Land in Davidson County, Tennessee, being Lot No. 198, as shown on the plan of Burkitt Village, Phase 1, Section 1, of record as Instrument No. 20130719-0075067, Register's Office for Davidson County, Tennessee. Being the same parcel conveyed to Tamara Smiddy from Regent Homes, LLC, by virtue of a deed dated 9/18/2014, recorded 9/22/2014, as instrument no. 20140922-0086797 County of Davidson, State of Tennessee.
Property Address is: 2171 Kirkwall Drive, Nolensville, TN 37135

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 a 20140922-0086797 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 187 09 0A 198.00

Executed by the undersigned on Jan. 30, 2017:

Tamara L. Smiddy N/K/A Tamara Lawson Hackett — Robert Ted Hackett

Tamara L. Smiddy, N/K/A Tamara Lawson Hackett

Robert Ted Hackett

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on Jan. 30, 2017 by **Tamara L. Smiddy, N/K/A Tamara Lawson Hackett** and **Robert Ted Hackett** 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.

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

Karen R. Campbell
Notary Public