Davidson County	DEEDQC
Recvd: 02/21/17 15:33	3 pgs
Fees:17.00 Taxes:0.00	
20170221-0017523	

Commitment Number OS3300-16044377

After Recording, Send To
Title 365
345 Rouser Rd, Ste 300
Coraopolis, 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
MAYA FERBY, 4845 HIGHLANDER CV, ANTIOCH, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 163020A00600CO

QUITCLAIM DEED

Exempt Section 67-4-409(a)(4) quitclaim for no consideration

Maya Branch AKA Maya Ferby, a single woman, hereinafter grantor, whose tax-mailing address is **4845 HIGHLANDER CV, ANTIOCH, TN 37013**, for $ 0 00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Maya Ferby**, a single woman, hereinafter grantee, whose tax mailing address is **4845 HIGHLANDER CV, ANTIOCH, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property

The land hereinafter referred to is situated in the City of Antioch, County of Davidson, State of TN, and is described as follows Land in Davidson County, Tennessee, being Lot 169, on the plan of Hickory Highlands Place, Section Three Phase One of record in Instrument No 20031014-0151901, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description Being the same property conveyed from Jerry Butler Builders, LLC to Maya Branch, a single woman by deed dated August 29, 2005 and recorded September 6, 2005 in Instrument No 20050906-0106718, of Official Records
APN 163020A00600CO

Property Address is 4845 HIGHLANDER CV, ANTIOCH, TN 37013

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 Warranty Deed recorded at 20050906-0106718 in the Register's Office of Davidson County, Tennessee

Parcel ID 163020A00600CO

Executed by the undersigned on Feb 3, 2017

Maya Branch AKA Maya Ferby

Maya Branch AKA Maya Ferby

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb 3, 2017 by **Maya Branch AKA Maya Ferby** who is personally known to me or has produced drivers 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

Karen R. Campbell
Notary Public

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

TRUE COPY CERTIFICATION

I *Mark Bauwin*, 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

SIGNATURE

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

PERSONALLY APPEARED BEFORE ME, *SHANNON MCINTYRE*, A NOTARY PUBLIC FOR THIS COUNTY ALLEGHENY AND STATE OF PENNSYLVANIA WHO ACKNOWLEDGES THAT, *MARK BAUWIN* PERSONALLY APPEARED AND AFFIRMS THAT THIS CERTIFICATION OF AN ELECTRONIC DOCUMENT IS TRUE AND CORRECT AND WHOSE SIGNATURE I HAVE WITNESSED

Notary Signature

06/18/2020

Notary Commission Expires

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHANNON MCINTYRE
Notary Public
MOON TWP ALLEGHENY COUNTY
My Commission Expires Jun 18 2020