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20170224-0018845

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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:**
**KAUREY S. MURRELL**, 506 BRADBURN VILLAGE CIR. ANTIOC, TN 37013

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 164060B09500CO**

## QUITCLAIM DEED

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

**Kaurey Pollard NKA KAUREY S. MURRELL**, married to **Jovan Dewayne Murrell**, hereinafter grantor, whose tax-mailing address is **506 BRADBURN VILLAGE CIR. ANTIOC, TN 37013**, for $ 0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **KAUREY S. MURRELL**, a married woman, hereinafter grantee, whose tax mailing address is **506 BRADBURN VILLAGE CIR. ANTIOC, 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: Being Unit No. 138 on the Plan of The Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20060816-0101099. Register's Office of said County, to which reference is hereby made for a more complete and accurate description.**
**Being the same property conveyed from Beazer Homes Corp., a Tennessee corporation to Kaurey Pollard, a single man by deed dated July 19, 2007 and recorded in Instrument Number , of official records.**

**APN: 164060B09500CO**
**Property Address is: 506 BRADBURN VILLAGE CIR. ANTIOC, 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 Deed recorded at **20070724-0087514** in the Register's Office of Davidson County, Tennessee.

Parcel ID: 164060B09500CO

Executed by the undersigned on Feb 18, 2017:

**Kaurey Pollard KAUREY S. MURRELL**

**Jovan Dewayne Murrell**

STATE OF Georgia
COUNTY OF Henry

The foregoing instrument was acknowledged before me on February 18, 2017 by **Kaurey Pollard KAUREY S. MURRELL** and **Jovan Dewayne Murrell** 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.

Notary Public

TERESA MCWHORTER NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 12, 2019

## Valuation Affidavit

I hearby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00

Pat Nikithser

Subscribed and sworn to before me this 22ND day of FEBRUARY , 2017

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

Notary Public

Commission expires 06/18/2020

# 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