Davidson County DEEDQC
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20170420-0038692

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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:
Tonya Peacock and **Alex L. Peacock**, 1515 Bridgecrest Dr Unit 202, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
149150B00200CO

QUITCLAIM DEED

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

Tonya Estel NKA Tonya Peacock, married , hereinafter grantor, whose tax-mailing address is **1515 Bridgecrest Dr Unit 202, Antioch, TN 37013**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Tonya Peacock** and **Alex L. Peacock**, husband and wife as joint tenants, hereinafter grantees, whose tax mailing address is **1515 Bridgecrest Dr Unit 202, 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 all of Unit No. 202 on the Final Plat, Cambridge Forest Townhomes, Final Subdivision Plat, as shown by Plat appearing of record in Instrument No. 20040224-0020966, of the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description.
Being the same property conveyed from The Craig Company, a Tennessee Corporation to Tonya Estel by deed dated March 23, 2007 and recorded March 27, 2007 in Instrument Number 20070327-0036552 of Official Records.

APN: 149150B00200CO
Property Address is: 1515 Bridgecrest Dr Unit 202, 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 20070327-0036552 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 149150B00200CO

Executed by the undersigned on April 10, 2017:

Tonya Estel NKA Tonya Peacock

Tonya Estel NKA Tonya Peacock

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 10, 2017 by **Tonya Estel NKA Tonya Peacock** who is personally known to me or has produced TN Driver Lic 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.

Ella K Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 09/07/2020

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 17TH day of APRIL , 2017

Notary Public

Commission expires 06/18/2020

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