Davidson County DEEDQC
Recvd: 06/28/17 10:32 5 pgs
Fees:27.00 Taxes:0.00
20170628-0064936

Commitment Number: 22182230

After Recording 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:
Karen Gilley and **Ricki Gilley**, 3353 Oak Tree Court, Antioch, TN 37013

EXEMPT FROM TRANSFER TAX
67-4-409(a)(4) $0 consideration quitclaim deed

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
150 07 0 449.00

QUITCLAIM DEED

Patricia Lawson and **Richard E. Lawson, Jr., a married couple,** and **Karen Crowell NKA Karen Gilley** married, whose mailing address is **3353 Oak Tree Court, Antioch, TN 37013,** hereinafter grantors, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Karen Gilley** and **Ricki Gilley, a married couple,** as tenants by the entireties, hereinafter grantees, whose tax mailing address is **3353 Oak Tree Court, Antioch, TN 37013,** with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Lot No. 28-B, Zone Lot Division Lot 28, of Plan of Lakeshore Woods, as shown on plat of record in Plat Book 6250 at Page 130, in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

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

Being the same parcel conveyed to Patricia Lawson and Richard E Lawson, Jr and Karen Crowell from Patricia Lawson and Richard E Lawson, Jr., by virtue of a deed dated 12/21/2012, recorded 12/31/2012, in deed as instrument no. 20121231-0120836 county of Davidson, state of Tennessee.
Property Address is: 3353 Oak Tree Court, 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.

Executed by the undersigned on June 1, 2017:

Patricia Lawson

Richard E. Lawson, Jr.

Karen Crowell NKA Karen Gilley

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 1, 2017 by ~~Patricia Lawson~~ Kec, ~~Richard E. Lawson, Jr.~~ Kec, and **Karen Crowell NKA Karen Gilley**, 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
Notary Public

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

STATE OF TENNESSEE COUNTY OF Davidson

The actual consideration or true value, whichever is greater for this transfer is $ 0.00.

Karen Crowell NKA Karen Gilley Affiant

Subscribed and sworn before me, this 1st day of June, 2017.

Karen R. Campbell Notary

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

STATE OF PENNSYLVANIA
COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me on June 6, 2017 by **Patricia Lawson and Richard E Lawson, Jr.**, who are personally known to me or have produced PA 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.

Claudia J. Stutzman
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Claudia J. Stutzman, Notary Public
Union Twp., Washington County
My Commission Expires Aug. 29, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES