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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:
COREY O. MOONEY and **AUTUMN MOONEY**, 3145 SKINNER DR., ANTIOCH TN 37013

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

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 174110A39700CO

QUITCLAIM DEED

COREY O. MOONEY, married, hereinafter grantor, whose tax-mailing address is **3145 SKINNER DR., ANTIOCH TN 37013**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **COREY O. MOONEY** and **AUTUMN MOONEY**, husband and wife, hereinafter grantees, whose tax mailing address is **3145 SKINNER DR., 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 being Lot 342, on the Plan of Cane Ridge Farms - Phase VI, Section 2 of record as Instrument #20060216-0018813, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes to Corey O. Mooney, unmarried by deed dated October 18, 2006 and recorded

October 26, 2006 in Instrument Number 20061026-0132823 of Official Records.
Property Address is: 3145 SKINNER DR., 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.

Executed by the undersigned on June 28th, 2017:

COREY O. MOONEY

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 28th, 2017 by **COREY O. MOONEY** who is personally known to me or has produced TN DL 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.

Leigh S. Smith
Notary Public

My Commission Expires: 7/27/2020

LEIGH S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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