Davidson County DEEDQC
Recvd: 07/21/17 09:44 5 pgs
Fees:27.00 Taxes:0.00
20170721-0073813

Commitment Number: 22357049

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:
DAVID B. COCKRILL, II, 833 IDLEWILD DR., MADISON, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
052-05-0-185-01

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

DAVID R. COCKRELL, JR., A/K/A DAVID B. COCKRILL, II, whose mailing address is **833 IDLEWILD DR., MADISON, TN 37115**, hereinafter grantor, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **DAVID B. COCKRILL, II**, hereinafter grantee, whose tax mailing address is **833 IDLEWILD DR., MADISON, TN 37115**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land lying in Davidson County, Tennessee, being part of Lot No. 9 on the Map of a subdivision of part of the H. b. Chadwell Tract, as of record in Book 847, page 60, Register's Office for Davidson County, Tennessee and described according to a copy of a survey thereof made by Harvey Gee, Surveyor, 5/10/58, as follows: Beginning at a point in the easterly margin of Idlewild Drive at the southwest corner of the Earl Ray Eden lot, said point being 62 feet south of the southwest corner of the property conveyed to Robert Dunman by deed of record in Book 1264, page 164, said Register's Office for said County and likewise, being 215 feet south from the line from Madison Park Subdivision in the centerline of drive common to this

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

lot and the Earl Ray Eden lot; thence along the line of Earl Ray Eden lot, northeasterly 221 feet to a point; thence southeasterly 36 feet to a point; thence southwesterly 221 feet to the easterly margin of Idlewild Drive; thence with the margin of the same, northwesterly 36 feet to the point of beginning. The line between this lot and the lot to the north is the centerline of a common driveway serving this property and the property on the north. It is agreed that the owners of the two properties shall have the joint use of said driveway and is liable 1/2 each for the upkeep of the driveway. This agreement is reflected in the deed day May 23, 1958 of record in Book 2750, page 227, said Register's Office. Being the same parcel conveyed to David R. Cockrell, Jr. from David E. Long and Philip B. Long and Rebecca L. Parker, by and through David E. Long, Attorney in Fact, by virtue of a deed dated 5/2/2007, recorded 5/7/2007, as instrument no. 20070507-0054136 county of Davidson, state of Tennessee.
Property Address is: 833 IDLEWILD DR., MADISON, TN 37115

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.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 200705070054136 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 052-05-0-185-01

Executed by the undersigned on June 27, 2017:

David R. Cockrell Jr AKA David B. Cockrill 2nd

DAVID R. COCKRELL, JR. AKA DAVID B. COCKRILL, II

STATE OF Tenn.

COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 27, 2017 by **DAVID R. COCKRELL, JR. AKA DAVID B. COCKRILL, II** 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

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 08, 2021

State of Tenn.
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 27 day of June, 2017.

Affiant

David B. Cockrill II
Print Name

(Seal)

Notary Public

My commission expires:

3-8-2021

Gloria M. Jackson
Print Name

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 08, 2021