Davidson County DEEDQC
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Fees:27.00 Taxes:0.00
20170803-0079419

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ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Commitment Number: 22148135

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:
THOMAS C. BYRD, 8841 Cressent Glen Court, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 182 06 0A 290.00

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.

THOMAS C. BYRD, (whose mailing address is **8841 Cressent Glen Court, Antioch, TN 37013)** and **JENNIFER P. BYRD, N/K/A LORELAI KHALEESI PERRIN**, (whose mailing address is **8841 Cressent Glen Court, Antioch, TN 37013), who were formerly a married couple but are now divorced, as per Case No.: 2014 C025433D in the Superior Court of Fulton County, State of Georgia, Family Division, Filed on November 26, 2014, and are both unmarried persons**, hereinafter grantors, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **THOMAS C. BYRD, single**, hereinafter grantee, whose tax mailing address is **8841 Cressent Glen Court, Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described property: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 355 ON THE FINAL PLAT FOR CLUSTER-LOT SUBDIVISION, OLD HICKORY HILLS, PHASE THREE, SECTION ONE, AS SHOWN BY THE PLAT APPEARING OF RECORD IN INSTRUMENT NO. 20060420-0045296, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE

True Copy Certification

I, AMY COX, 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, [~~Name of~~ Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melanie Miller

*Amy Cox

Notary's Signature

Melanie Miler

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

IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. BEING THE SAME PARCEL CONVEYED TO THOMAS C. BYRD AND JENNIFER P. BYRD FROM CELEBRATION HOMES, LLC, BY VIRTUE OF A DEED DATED 9/23/2009, RECORDED 9/25/2009, AS INSTRUMENT NO. 20090925-0089427 COUNTY OF DAVIDSON, STATE OF TENNESSEE. COMMONLY KNOWN AS: 8841 CRESSENT GLEN COURT, ANTIOCH CITY, TENNESSEE 37013 Assessor's Parcel No: 182 06 0A 290.00
Property Address is: 8841 Cressent Glen 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.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20090925-0089427 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 182 06 0A 290.00

Executed by the undersigned on 7/12, 2017:

THOMAS C. BYRD AKA Tommy Byrd
STATE OF Georgia
COUNTY OF Cobb

The foregoing instrument was acknowledged before me on July 12, 2017 by **THOMAS C. BYRD** 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

William Eric McLean
NOTARY PUBLIC
Fulton COUNTY, GEORGIA
MY COMMISSION EXPIRES
June 7, 2020

Executed by the undersigned on 05 15, 2017:

Jennifer P. Byrd NKA Lorelai K. Perrin

JENNIFER P. BYRD NKA LORELAI ~~K PERRIN~~ Khalees i Perrin

TB

STATE OF California

COUNTY OF Los Angeles

Jennifer P Byrd N/K/A LORELAI K. PERRIN

The foregoing instrument was acknowledged before me on 05 15, 2017 by ~~**JENNIFER P. BYRD**~~ who is personally known to me or has produced N/A 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~~

CLAUDIO SERRA
Commission # 2055600
Notary Public - California
Los Angeles County
My Comm. Expires Feb 15, 2018

State of Pennsylvania
County of Allegheny

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 $ 0.00 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 19 day of JUN, 2017.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Janet M. Tanner, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 26, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Affiant

Melissa Kerr
Print Name

(Seal)

Janet M Tanner
Notary Public

My commission expires:

5-26-19

Janet M. Tanner
Print Name