Bill Garrett Davidson County
Batch# 2415 DEEDQC
09/19/2017 03:49:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20170919-0096095

Commitment Number: 22504631
Seller's Loan Number: 2300448088

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:
Ricketta Danielle Joyce, 5431 Ryan Allen Circle Whites Creek, TN 37189

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.

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
041-01-0-A12-80-0C0

QUITCLAIM DEED

Ricketta Danielle Joyce, who acquired title as Danielle Joyce, unmarried, whose mailing address is **5431 Ryan Allen Circle Whites Creek, TN 37189**, hereinafter grantor, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Ricketta Danielle Joyce**, unmarried, hereinafter grantee, whose tax mailing address is **5431 Ryan Allen Circle Whites Creek, TN 37189**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot No. 131 on the plan of Cobblestone Creek Phase Three of record as Instrument Number 20081023-0106163, Register's office for Davidson County, Tennessee, to which plan reference is made for a more complete description. Being the same parcel conveyed to Danielle Joyce from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, by virtue of a deed dated 5/28/2010, recorded 6/8/2010, as instrument no. 20100608-0044369 county of Davidson, state of Tennessee.
Property Address is: 5431 Ryan Allen Circle Whites Creek, TN 37189

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20100608-0044369 recorded at Book _____, Page _____ in the Register's Office of Davidson County, Tennessee.

Parcel ID: 041-01-0-A12-80-0C0

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 Aug. 9, 2017:

Ricketta Danielle Joyce who acquired title as Danielle Joyce

Ricketta Danielle Joyce who acquired title as Danielle Joyce

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Aug. 9, 2017 by **Ricketta Danielle Joyce who acquired title as Danielle Joyce** who is personally known to me or has produced driver's 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.

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

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 9th day of August, 2017.

Rickette Danielle Joyce
Affiant

Rickette Danielle Joyce
Print Name

(Seal)

Karen R. Campbell
Notary Public

My commission expires:

Nov. 6, 2017

Karen R. Campbell
Print Name

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

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