Bill Garrett Davidson County
Batch# 8010 DEEDQC
10/03/2017 04:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171003-0101465

Commitment Number: 22785379

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:
John Burton Allen, Jr, 624 Granwood Blvd., Old Hickory, TN 37138

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
063 16 0B 100.00

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.

John Burton Allen, Jr., grantor, a married, whose mailing address is **624 Granwood Blvd., Old Hickory, TN 37138**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **John Burton Allen, Jr.** and **Samantha May Saccary, husband and wife**, hereinafter grantee, whose tax mailing address is **624 Granwood Blvd., Old Hickory, TN 37138,** 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. 159 on the Plan of Hampton Park (Formerly Chitwood Downs, a Planned Unit Development), of record in Plat Book 6900, Pages 550, 551 and 552 and Certificate of Correction of record in Book 7462, Page 445, and by an amendment to change name of record in Book 8181, Page 112, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same parcel conveyed to John Burton Allen, Jr. from Wilson Jones, by virtue of a deed dated 10/28/2013, recorded 11/8/2013, as instrument no. 20131108-0115997 county of Davidson, State of Tennessee.

Assessor's Parcel No: 063 16 0B 100.00
Property Address is: 624 Granwood Blvd., Old Hickory, TN 37138

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20131108-0115997 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 063 16 0B 100.00

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 Sept. 23, 2017:

John Burton Allen, Jr.

John Burton Allen, Jr.

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Sept. 23, 2017 by **John Burton Allen, Jr.** 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 $ 33,150.00 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 23rd day of Sept, 2017.

John Berton Allen Jr.
Affiant

John Berton Allen Jr.
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, Jaime L. Petrosky, 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.

Jaime L. Petrosky
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Jaime L. Petrosky, 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