Bill Garrett Davidson County
Batch# 18243 DEEDQC
10/25/2017 03:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171025-0109632

Commitment Number: 22793599

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:
Peter C. Jolly and **Josh Taylor**, 2793 JENOAKS PASS, HERMITAGE, TN 37076

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
109-04-0A-009.00-C

QUITCLAIM DEED

Peter C. Jolly, grantor, a married man, whose mailing address is **2793 JENOAKS PASS, HERMITAGE, TN 37076**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Peter C. Jolly** and **Josh Taylor**, **a married couple**, hereinafter grantees, whose tax mailing address is with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Situated in the City of Hermitage, County of Davidson and State of Tennessee. Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Towering Oaks Phase One as shown on the plan of record in Instrument No. 20071127-0137704 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same parcel conveyed to Peter C. Jolly from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes, by virtue of a Deed Dated March 2, 2012, Recorded March 5, 2012, as Instrument No. 20120305-0018873, County of Davidson, State of Tennessee.

Property Address is: 2793 JENOAKS PASS, HERMITAGE, TN 37076

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 Oct. 4, 2017:

Peter C. Jolly

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Oct. 4, 2017 by **Peter C. Jolly** who is personally known to me or has produced 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.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Comm. Expires
January 29, 2020

Notary Public

State of TN
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 4 day of October, 2019.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

(Seal)

Affiant

Peter C Jolly
Print Name

Jana Drury
Notary Public

My commission expires:

01-29-20

Jana Drury
Print Name

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