Bill Garrett Davidson County
Batch# 22171 DEEDQC
11/03/2017 03:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171103-0113328

Commitment Number: 22816874
Seller's Loan Number: 1501708012328

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:
RHONDA R. JACKSON, 925 GOODBAR DRIVE., NASHVILLE, TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
107-13-0-101-00

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.

RHONDA R. MUMMEL, N/K/A RHONDA R. JACKSON, joined by her spouse, **JOHN C. JACKSON**, whose mailing address is **925 GOODBAR DRIVE., NASHVILLE, TN 37217**, hereinafter grantor, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **RHONDA R. JACKSON,** married, hereinafter grantee, whose tax mailing address is **925 GOODBAR DRIVE., NASHVILLE, TN 37217**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit: Being lot number 47 on the plan of Miro Meadows, of record in plat book 1424 at page 94 and 95, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Being the same parcel conveyed to Rhonda R. Mummel from Thomas M. Bowling, by virtue of a deed dated 7/2/2015, recorded 7/14/2015, as instrument no. 20150714-0068604 county of Davidson, state of Tennessee.

Property Address is: 925 GOODBAR DRIVE., NASHVILLE, TN 37217

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20150714-0068604 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 107-13-0-101-00

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 Oct 28, 2017:

Rhonda R. Mummel, N/K/A Rhonda R. Jackson
RHONDA R. MUMMEL, N/K/A RHONDA R. JACKSON

John C. Jackson
JOHN C. JACKSON

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Oct. 28, 2017 by **RHONDA R. MUMMEL, N/K/A RHONDA R. JACKSON** and **JOHN C. JACKSON** who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their 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 28 day of Oct., 2017.

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

(Seal)

Rhonda R. Mummel N/K/A Rhonda R. Jackson
Affiant

Rhonda R. Mummel N/K/A Rhonda R. Jackson
Print Name

Notary Public

My commission expires:

3-8-2021

Gloria M. Jackson
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