Bill Garrett Davidson County
Batch# 24983 DEEDQC
11/13/2017 11:28:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20171113-0116221

Commitment Number: OS3300-17031351

After Recording, Send To:
Title365/ Recording Department
345 Rouser Rd., Bldg 5, Suite 300, Coraopolis, 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:
Agia L. Hicks, 3292 Clapham Road, Antioch, TN 37013-1886

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 149070C03600CO

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Kevin D. Hicks and **Agia L. Smith NKA Agia L. Hicks**, hereinafter grantors, whose tax-mailing address is **3292 Clapham Road, Antioch, TN 37013-1886**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Agia L. Hicks**, a married woman, hereinafter grantee, whose tax mailing address is **3292 Clapham Road, Antioch, TN 37013-1886**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Antioch, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee, being Lot(s) 36, as shown on the map entitled Final Plat, Highlands of Chelsea Village, Section Two, of record Instrument No. 20050615-00068393, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same property conveyed from Federal National Mortgage Association aka Fannie Mae, a corporation to Kevin D. Hicks, unmarried and Agia L. Smith, unmarried, joint tenants with right of survivorship by deed dated June 26, 2007 and recorded June 28, 2007 in Instrument No. 20070628-0077447 of official records. APN: 149070C03600CO

Property Address is: 3292 Clapham Road, Antioch, TN 37013-1886

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20070628-0077447 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 149070C03600CO

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 10/7, 2017:

Agia L. Smith NKA Agia L. Hicks

Agia L. Smith NKA Agia L. Hicks

STATE OF Tennessee
COUNTY OF Wilson Davidson

The foregoing instrument was acknowledged before me on 10/7, 2017 by **Agia L. Smith NKA Agia L. Hicks** 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
My commission expires: 05-05-2020

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Executed by the undersigned on 10/7, 2017:

Kevin D Hicks 10/7/17
Kevin D. Hicks

STATE OF Tennessee
COUNTY OF ~~Wilson~~ & Davidson

The foregoing instrument was acknowledged before me on 10/7, 2017 by **Kevin D. Hicks** who are personally known to me or have produced Driver 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

My commission expires: 05-05-2020

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

TRUE COPY CERTIFICATION

I *Mark Bauwin*, 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, *SHANNON MCINTYRE*, A NOTARY PUBLIC FOR THIS COUNTY ALLEGHENY AND STATE OF PENNSYLVANIA WHO ACKNOWLEDGES THAT, *MARK BAUWIN* PERSONALLY APPEARED AND AFFIRMS THAT THIS CERTIFICATION OF AN ELECTRONIC DOCUMENT IS TRUE AND CORRECT AND WHOSE SIGNATURE I HAVE WITNESSED.

Notary Signature

06/18/2020

Notary Commission Expires

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHANNON MCINTYRE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 18, 2020