Bill Garrett Davidson County
Batch# 25645 DEEDQC
11/14/2017 04:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171114-0117181

Commitment Number: 22945002
Seller's Loan Number: 7001934040

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:
Jason Henderson and **Jamie Henderson**, 4400 Luke Drive, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 174-11-0-B04-30-0CO

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.

Jason Henderson,grantor, a married man, whose mailing address is **4400 Luke Drive, Antioch, TN 37013**, hereinafter grantor, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Jason Henderson** and **Jamie Henderson,husband and wife**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **4400 Luke Drive, Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

BEING LOT NO. 43 ON THE PLAN OF THE GROVE AT CANE RIDGE, PHASE THREE AS SHOWN BY PLAT OF RECORD IN INSTRUMENT NO. 20131016-108127 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PARCEL CONVEYED TO JASON HENDERSON, FROM JEFFREY W. ADAMS, BY VIRTUE OF A DEED DATED 9/10/2015, RECORDED 10/6/2015, AS INSTRUMENT NO. 20151006-0101765 COUNTY OF DAVIDSON, STATE OF TENNESSEE.
ASSESSOR'S PARCEL NO: 174-11-0-B04-30-0CO

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20151006-0101765 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 174-11-0-B04-30-0CO

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. 18, 2017:

Jason Henderson

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Oct. 18, 2017 by **Jason Henderson** who are personally known to me or have produced TN 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
DAVIDSON COUNTY

Exp. 3-8-2021

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 18 day of Oct., 2017.

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(Seal)

Affiant

Jason Henderson
Print Name

Notary Public

My commission expires:
3.8.2021

Gloria M. Jackson
Print Name

True Copy Certification

I, Lindsey M. Tyler, 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.

Lindsey M Tyler
Signature

State of PA

County of Allegheny

Personally appeared before me, Lissette Moree a notary public for this county and state, Lindsey M Tyler 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: 5/4/2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES