Bill Garrett Davidson County
Batch# 42326 DEEDQC
12/28/2017 10:15:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20171228-0131801

Commitment Number: 23164748

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:
Jerry Inaboya and **Evangeleen Inaboya**, 2608 SKYFALLS CT, ANTIOCH, TN 37013

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
164-10-0A-349.00-C

QUITCLAIM DEED

Jerry Inaboya, grantor, a married man, whose mailing address is **2608 SKYFALLS CT, ANTIOCH, TN 37013**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Jerry Inaboya** and **Evangeleen Inaboya**, husband and wife, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **2608 SKYFALLS CT, ANTIOCH, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Situated in the City of Antioch, County of Davidson and State of Tennessee. Being Land in Davidson County, Tennessee, being Lot No. 307 on the Final Plat of Village Six, Summerfield of record in Instrument No. 20060928-0120376 in the Register's Office of Davidson County, Tennessee. Being the same parcel conveyed to Jerry Inaboya from Valley Construction, LLC, by virtue of a deed dated 06/22/2010, recorded 06/25/2010, as instrument no. 20100625-0049959 county of Davidson, state of Tennessee. Assessor's Parcel No: 164-10-0A-349.00-C
Property Address is: 2608 SKYFALLS CT, ANTIOCH, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20100625-0049959 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 164-10-0A-349.00-C

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 12/20, 2017:

Jerry Inaboya

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

STATE OF Tennessee
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on Dec. 20, 2017 by **Jerry Inaboya** who is personally known to me or has produced TN DL 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.

Carol DeGiore
Notary Public

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 $ 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 20th day of December, 2017.

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

(Seal)

Affiant

Jerry Inaboya
Print Name

Carol DiGiore
Notary Public

My commission expires:
7-2-18

CAROL DiGIORE
Print Name

True Copy Certification

I, Jeanetta Harper, 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.

Jeanetta Harper
Signature

State of PA

County of Beaver

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification] *Jeanetta Harper 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