Bill Garrett Davidson County
Batch# 62800 DEEDQC
02/27/2018 02:58:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180227-0018436

Commitment Number: 23144616
Seller's Loan Number: 7002010991

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:
LENNIE ALSTON and **DEMETRICE NETTLES**, 8708 AMBONNAY DR., BRENTWOOD, TN 37027

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
181 14 0A 227.00

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.

LENNIE ALSTON, unmarried, whose mailing address is **8708 AMBONNAY DR., BRENTWOOD, TN 37027**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **LENNIE ALSTON,** unmarried, and **DEMETRICE NETTLES**, unmarried, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **8708 AMBONNAY DR., BRENTWOOD, TN 37027**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described property: Land in Davidson County, Tennessee, being Unit 135, as shown on the map entitled the Plan of Villas at Concord Place, Phase 4, as shown as Exhibit "A-1" to the Third Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20070130-0012170, 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 parcel conveyed to Lennie Alston from Kimberly Renee Carter, by virtue of a deed dated 7/15/2013, recorded 7/19/2013, as instrument no. 20130719-0074807 county of Davidson, state of Tennessee. Assessor's Parcel No: 181 14 0A 227.00
Property Address is: 8708 AMBONNAY DR., BRENTWOOD, TN 37027

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed at Instrument No. 20130719-0074807 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 181 14 0A 227.00

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.

(25)

Executed by the undersigned on January 19, 2018:

LENNIE ALSTON

STATE OF Tennessee
COUNTY OF Davidson

(25)

The foregoing instrument was acknowledged before me on January 19, 2018 by **LENNIE ALSTON** who is personally known to me or has produced TN Identification 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.

Leigh S Smith
Notary Public

LEIGH S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7-27-2020

OATH OF VALUE

Quitclaim Deed

STATE OF Pennsylvania

COUNTY OF Allegheny)

I, Jason Curenton, hereby swear or affirm that the actual consideration is $ 0.00.

Jason Curenton

Affiant

Affiant, Jason Curenton , subscribed and sworn before me this 22nd day of February, 2018

Notary Public

My commission expires: 5/4/2018

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2018
Commission number 1223847
Member, Pennsylvania Association of Notaries

True Copy Certification

I, Jaime L. Petrosky, 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.

Jaime L. Petrosky
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Jaime L. Petrosky, 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