Bill Garrett Davidson County
Batch# 74927 DEEDQC
03/29/2018 02:41:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20180329-0029626

Commitment Number: 23222179
Seller's Loan Number: 3001200003

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:
Anna G.O.W. Young, 3304 SHAKERTOWN CT., ANTIOCH, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
150-03-0-058

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.

James A. J. Young and **Anna G.O.W. Young**, a married couple, whose mailing address is **3304 SHAKERTOWN CT., ANTIOCH, TN 37013**, hereinafter grantors, for $27,000.00 (Twenty Seven Thousand Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Anna G.O.W. Young**, married, hereinafter grantee, whose tax mailing address is **3304 SHAKERTOWN CT., ANTIOCH, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described property: Situated in the City of Antioch, County of Davidson and State of Tennessee. Land in Davidson County, Tennessee, being all of Lot No. 37, on the Plan of "The Country", as shown by plat appearing of record in Plat Book 5050, Page 40, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot. Being the same parcel conveyed to James A. J. Young and Anna G.O.W. Young from Mary E. Varble, by virtue of a deed dated 03/04/2011, recorded 03/14/2011, in deed book , page , as instrument no. 20110314-0020296

county of Davidson, state of TN. Assessor's Parcel No: 150-03-0-058
Property Address is: 3304 SHAKERTOWN CT., ANTIOCH, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed at Instrument No. 20110314-0020296 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 150-03-0-058

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 Jan. 25, 2018:

James A. J. Young

James A. J. Young

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Jan. 25, 2018 by **James A. J. Young** who is personally known to me or has produced Driver's license 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.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Anna G.O.W. Young

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Jan. 25, 2018 by **Anna G.O.W. Young** who is personally known to me or has produced driver's license 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.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

State of TN
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 $27,000 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 25th day of Jan, 2018.

Affiant

Anna G O W Young
Print Name

(Seal)

Karen R. Campbell
Notary Public

My commission expires:

Nov. 8, 2021

Karen R. Campbell
Print Name

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

State of TN
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 $27,000 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 25th day of Jan, 2018.

James A. J. Young
Affiant

James A J Young
Print Name

(Seal)

Karen R. Campbell
Notary Public

My commission expires:
Nov. 8, 2021

Karen R. Campbell
Print Name

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

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