Bill Garrett Davidson County
Batch# 76151 DEEDQC
04/04/2018 09:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180404-0031485

Commitment Number: 18345154

After Recording, Send To:
BOSTON NATIONAL TITLE
400 ROUSER RD BLDG 2 STE 602
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:
Stacia C. Smith, 7529 West Winchester Dr., Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 151100A03300CO

QUITCLAIM DEED

Stacia C. Banks AKA Stacia C. Smith married to **Jason Scott Smith**, hereinafter grantor, whose tax-mailing address is **7529 West Winchester Dr., Antioch, TN 37013**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Stacia C. Smith**, married, hereinafter grantee, whose tax mailing address is **7529 West Winchester Dr., Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following land located in the County of Davidson, State of Tennessee, to wit: Being Lot No. 33, Phase One, Villages of Long Hunter, as shown of record in Instrument Number 20010123-0006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
Tax ID# 151100A03300CO
Being that parcel of land conveyed to Stacia C. Banks, unmarried from Ole South Properties, Inc. by that deed dated 7/30/2002 and recorded 8/2/2002 in deed Document No. 20020802-0093106 of the Davidson County, TN public registry.
Property Address is: 7529 West Winchester Dr., Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20020802-0093106 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 151100A03300CO

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 March 26, 2018:

Stacia C. Banks
Stacia C. Smith

Stacia C. Banks AKA Stacia C. Smith

Jason Scott Smith

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 26, 2018 by **Stacia C. Banks AKA Stacia C. Smith** and **Jason Scott Smith** 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.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

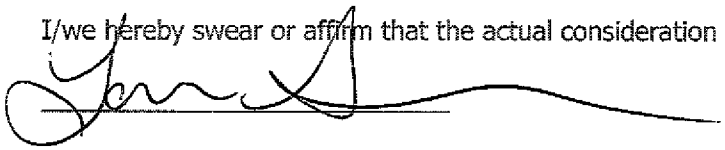
Notary Public

EXP DATE: 02-09-2020

State of PENNSYLVANIA_

County of ALLEGHENY__

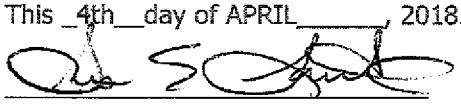
I/we hereby swear or affirm that the actual consideration for this transfer is $0.00_



Affiant: LAURA SUSNJER

Subscribed and sworn to before me,

This _4th__day of APRIL_____, 2018.



Notary Public

My Commission expires: 12/15/21

Commonwealth of Pennsylvania - Notary Seal
Susan E. Laurito, Notary Public
Allegheny County
My commission expires December 15, 2021
Commission number 1220567
Member, Pennsylvania Association of Notaries

True Copy Certification

I, Cheryl L. Bowley, 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 Virginia

County of Henrico

Personally appeared before me, Deborah Baldwin [Name of Notary], a notary public for this county and state, [~~name of person making~~ Cheryl L. Bowley certification] 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: 9/30/2019

Notary' Seal (if on paper)

DEBORAH M. BALDWIN NOTARY PUBLIC MY COMMISSION NUMBER 273779 COMMONWEALTH OF VIRGINIA