Bill Garrett Davidson County
Batch# 113389 DEEDQC
07/09/2018 11:52:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180709-0065981

Commitment Number: 24036151
Seller's Loan Number: 0517596904

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:
Almichael Rodgers and **Patrice D. Rodgers**, 4333 Mystic Valley Ct., Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
165-13-0A-155.00-C

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.

Patrice D. Hubbard N/K/A Patrice D. Rodgers, married, whose mailing address is **4333 Mystic Valley Ct., Antioch, TN 37013**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Almichael Rodgers** and **Patrice D. Rodgers**, husband and wife, hereinafter grantees, whose tax mailing address is **4333 Mystic Valley 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: Land in Davidson County, Tennessee, being Lot No. 433 on the Plan of Peppertree Forest, P.U.D. Section 9 of record in Plat Book 7900, page 760, Register's Office for said County, to which reference is made for a more complete description. Being the same parcel conveyed to Patrice D. Hubbard from Eduardo A. Burgess and Camille N. Burgess by virtue of a deed dated September 30, 2003, recorded October 7, 2003, in deed instrument no. 20031007-0147742 county of Davidson state of TN.

Assessor's Parcel No: 165-13-0A-155.00-C
Property Address is: 4333 Mystic Valley 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. 20031007-0147742 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 165-13-0A-155.00-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 June 22, 2018:

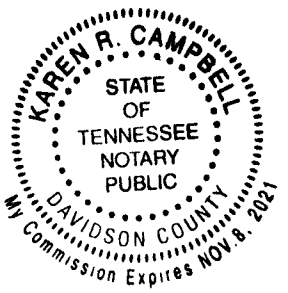
Patrice D. Hubbard N/K/A Patrice D. Rodgers

Patrice D. Hubbard N/K/A Patrice D. Rodgers

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 22, 2018 by **Patrice D. Hubbard N/K/A Patrice D. Rodgers** 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



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 is $ zero .

Subscribed and sworn to before me

This 22nd day of June, 2018.

Patrice D. Rodgers
Affiant

Patrice D. Rodgers
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, 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 Allegheny

Personally appeared before me, [Name of Notary], Melanie Miller a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

* Jaime L. Petrosky

Notary's Signature

My Commission Expires: 4-27-2022
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Melanie Miller, Notary Public
Beaver County
My commission expires April 27, 2022
Commission number 1223686
Member, Pennsylvania Association of Notaries