Karen Y Johnson Davidson County
Batch# 136887 DEEDQC
09/05/2018 08:46:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180905-0087561

File Number: OS3300-18021529

After Recording, Send To:

Title365
345 Rouser Road Bldg. 5
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:
Patricia Lynn Harman and Sherry Denise Hipps Harman
5912 Port Anadarko Trail Hermitage, TN 37076

EXEMPT FROM TRANSFER TAX
67-4-409(4) quitclaim deed

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
098-01-0-008-00

QUITCLAIM DEED

Patricia Lynn Harman and **Sherry Denise Hipps Harman who acquired title as Sherry Denise Hipps**, a married couple, hereinafter grantors, whose tax-mailing address is **5912 Port Anadarko Trail Hermitage, TN 37076**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Patricia Lynn Harman and Sherry Denise Hipps Harman, a married couple**, hereinafter grantee, whose tax mailing address is **5912 Port Anadarko Trail Hermitage, TN 37076**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Hermitage, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 96, on the Plan of Lake Park, Section 1, of record in Book 4175, Pages 134 and 135, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed from James W. Pirtle and wife, Teresa Z. Pirtle to Patricia Lynn Harman, unmarried and Sherry Denise Hipps, unmarried by deed dated October 29, 2013 and recorded November 1, 2013 in Instrument No. 20131101-0113538, of official records.
Property Address is: 5912 Port Anadarko Trail Hermitage, TN 37076

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 August 27, 2018:

Patricia Lynn Harman

Patricia Lynn Harman

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Aug 27, 2018 by **Patricia Lynn Harman** who is personally known to me or have produced TN Driver License as identification, and furthermore, the aforementioned person 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

Commission Expires 2-9-2020

Sherry Denise Hipps Harman

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Aug 27, 2018 by **Sherry Denise Hipps Harman** who is personally known to me or have produced TN Driver License as identification, and furthermore, the aforementioned person have acknowledged that their signature were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Commission Expires 2-9-2020

TRUE COPY CERTIFICATION

I *Mark Bauwin*, 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 PENNSYLVANIA

COUNTY OF ALLEGHENY

PERSONALLY APPEARED BEFORE ME, *SHANNON MCINTYRE*, A NOTARY PUBLIC FOR THIS COUNTY ALLEGHENY AND STATE OF PENNSYLVANIA WHO ACKNOWLEDGES THAT, *MARK BAUWIN* PERSONALLY APPEARED AND AFFIRMS THAT THIS CERTIFICATION OF AN ELECTRONIC DOCUMENT IS TRUE AND CORRECT AND WHOSE SIGNATURE I HAVE WITNESSED.

Notary Signature

06/18/2020

Notary Commission Expires

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHANNON MCINTYRE
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Jun 18, 2020