Karen Y Johnson Davidson County
Batch# 167497 DEEDQC
11/27/2018 12:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20181127-0115654

Commitment Number: 18348776

After Recording, Send To:
BOSTON NATIONAL TITLE AGENCY

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:
Courtney J. Pitts 142 Ivy Hill Lane, Goodlettsville, TN 37072

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
033 03 0B 110.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Courtney J. Young aka Courtney J. Pitts married to **Paul A. Pitts II**, hereinafter grantor, whose tax-mailing address is **142 Ivy Hill Lane, Goodlettsville, TN 37072**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Courtney J. Pitts,** a married woman, hereinafter grantee, whose tax mailing address is **142 Ivy Hill Lane, Goodlettsville, TN 37072**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT: Land in Davidson County, Tennessee, being Lot No. 21 on the plan of DRY CREEK FARMS, PHASE 3, as shown by plat of record in Instrument No. 200702210021236, as corrected in Instrument No. 200704110043542, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Tax Id: 033 03 0B 110.00
Property Address is: 142 Ivy Hill Lane, Goodlettsville, TN 37072

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20110323-0022574 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 033 03 0B 110.00

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 15 November, 2018:

Courtney J. Young aka Courtney J. Pitts

Paul A. Pitts II

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 15 November, 2018 by **Courtney J. Young aka Courtney J. Pitts** and **Paul A. Pitts II** who are personally known to me or have produced 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.

Notary Public

DEREK TRUELOVE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 28, 2020
COUNTY OF WILSON

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