Karen Y Johnson Davidson County
Batch# 168063 DEEDQC
11/28/2018 03:45:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20181128-0116214

Commitment Number: 24441076
Seller's Loan Number: 7002583523

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:
Laura Montgomery and **Matthew Montgomery**, 1313 Ravenna Ct S, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
150-03-0-355

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.

Laura Kay Montgomery A/K/A Laura Montgomery, a married woman, whose mailing address is **1313 Ravenna Ct S, Antioch, TN 37013**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Laura Montgomery** and **Matthew Montgomery**, wife and husband, hereinafter grantees, whose tax mailing address is **1313 Ravenna Ct S, Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot No. 409 on the plan of the Country, Section Nine, of record in Plat Book 6900, Pages 285 & 286, register's office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being the same parcel conveyed to Laura Kay Montgomery from Laura Kay Powers (n/k/a

Laura Kay Montgomery), by virtue of a deed dated 02/22/2013, recorded 03/01/2013, as instrument no. 20130301-0020856 county of Davidson, state of TN.

Assessor's Parcel No: 150-03-0-355
Property Address is: 1313 Ravenna Ct S, 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. 20130301-0020856 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 150-03-0-355

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 Oct. 11, 2018:

Laura Kay Montgomery A/K/A Laura Montgomery

Laura Kay Montgomery A/K/A Laura Montgomery

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Oct. 11, 2018 by **Laura Kay Montgomery A/K/A Laura Montgomery** 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

See attached

ALL-PURPOSE ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On Oct. 11, 2018 (DATE) before me, Karen L. Campbell (NAME OF NOTARY PUBLIC)

personally appeared Laura Kay Montgomery A/K/A Laura Montgomery (NAME(S) OF SIGNER(S)),

☐ personally known to me **OR** ☑ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

Karen L. Campbell
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

Quit Claim Deed
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

Oct. 11, 2018
DATE OF DOCUMENT

No other Signer
SIGNER(S) OTHER THAN NAMED ABOVE

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 $0.

Subscribed and sworn to before me

This 11th day of Oct., 2018.

Laura Kay Montgomery A/K/A Laura Montgomery
Affiant

Laura Kay Montgomery A/K/A Laura Montgomery
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 Cerification

I, Jeanetta Harper, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jeanetta Harper
Signature

State of PA

County of Allegheny

Personally appeared before me, Melanie Miller, a notary public for this county and
Notary's Name

state, Jeanetta Harper, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 4-27-22

NOTARY'S SEAL

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