Karen Y Johnson Davidson County
Batch# 169318 DEEDQC
12/03/2018 09:10:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20181203-0117347

File Number: OS3300-18027421

After Recording, Send To:
Title365/ Recording Department
345 Rouser Rd., Bldg 5, Suite 300, 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:
Nathan Hendren, 3928 Waterford Way, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
137 13 0A 076.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(3)(E): pursuant to divorce

Nathan Hendren who acquired title as Nathan L. Hendren and **Yunita D. Sinulingga**, now divorced, hereinafter grantors, whose tax-mailing address is **Nathan Hendren: 3928 Waterford Way, Antioch, TN 37013 / Yunita D. Sinulingga: 409 Forefront Ave, Celina TX 750009**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Nathan Hendren**, an unmarried man, hereinafter grantee, whose tax mailing address is **3928 Waterford Way, Antioch, TN 37013**, 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 Antioch, County of Davidson, State of TN, and is described as follows:

Lot No. 76, Section 2 on the plan of Peninsula Point, a Planned Unit Development, as shown by plat of record in Plat Book 8250, Page 733, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed from James R. Miller and Margaret A. Miller, husband and wife to Nathan L. Hendren and Yunita D. Sinulingga, husband and wife by deed dated

November 20, 2009 and recorded December 9, 2009 as Instrument Number 20091209-0112639, of official records.

APN: 137 13 0A 076.00
Property Address is: 3928 Waterford Way, Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at Instrument Number 20091209-0112639 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 137 13 0A 076.00

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 November 28, 2018.

Nathan Hendren

STATE OF Texas
COUNTY OF Tarrant

The foregoing instrument was acknowledged before me on November 28, 2018 by **Nathan Hendren** who is personally known to me or has produced TXDL 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.

Notary Public

ROBYYN FLAHART
Notary Public
STATE OF TEXAS
Notary I D. 13031745-0
My Comm Exp. July 31, 2019

Executed by the undersigned on November 28, 2018.

This deed acknowledges full compliance with all of the terms and conditions and any property settlement agreement related to the final decree in the District Court of Tarrant County, Texas – Case No. 231-538189-13, relating to subject premises Grantor, Yunita D. Sinulingga, acknowledges that no money or other consideration is owed to her for this real property. Grantor, Yunita D. Sinulingga, freely and without coercion waives all rights to said property.

Yunita D. Sinulingga

Yunita D. Sinulingga

STATE OF Texas
COUNTY OF Tarrant

The foregoing instrument was acknowledged before me on November 28, 2018 by **Yunita D. Sinulingga** who is personally known to me or has produced TXDL 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.

Notary Public

ROBYYN FLAHART
Notary Public
STATE OF TEXAS
Notary I.D. 13031745-0
My Comm Exp. July 31, 2019

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