Karen Johnson Davidson County
Batch# 184757 DEEDQC
01/16/2019 03:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190116-0004705

Commitment Number: 24611495
Seller's Loan Number: 160459032

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:
Veronica B. Cooper, 2853 Lera Jones Drive, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
150-02-0-005-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(3)(E): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Vickie D. Cooper, unmarried, and **Veronica B. Cooper**, unmarried, whose mailing address is **2853 Lera Jones Drive, Antioch, TN 37013**, a formerly married couple who are now divorced pursuant to the Final Decree of Absolute Divorce filed in Davidson County, Tennessee in Case No. 03D1222 on May 24, 2004, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Veronica B. Cooper**, unmarried, hereinafter grantee, whose tax mailing address is **2853 Lera Jones Drive, 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. 28 on the Plan of Percy Priest Meadows, Section One, as of record in Book 4675, page 110, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete description of metes and bounds. Being the same parcel conveyed to Vickie D. Cooper and Veronica B. Cooper from John A. Spann, III, by virtue of a deed dated 1/29/1990, recorded 2/1/1990, in deed book 8037, page 867, county of Davidson, state of Tennessee. Assessor's Parcel No:

150-02-0-005-00
Property Address is: 2853 Lera Jones Drive, Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Book 8037, Page 867 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 150-02-0-005-00

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 Dec. 14, 2018:

Vickie D. Cooper
Vickie D. Cooper

Veronica B. Cooper
Veronica B. Cooper

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Dec. 14, 20 18 by **Vickie D. Cooper** and **Veronica B. Cooper** 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
Exp: 3-8-2021

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tenn.
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 $ 0.00 .

Subscribed and sworn to before me

This 14 day of Dec., 2018.

Vickie D. Cooper
Affiant

Vickie D. Cooper
Print Name

(Seal)

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:

3-8-2021

Gloria M. Jackson
Print Name

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] * Jaime L. Petrosky 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: 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