Karen Johnson Davidson County
Batch# 189954 DEEDQC
01/30/2019 02:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190130-0009070

Commitment Number: 24683312
Seller's Loan Number: 7002761461

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:
Ericka Susan Poore and **Daniel Richard Emery**, 601 Lemont Drive, Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
061 01 0 028.00

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.

Ericka Poore A/K/A Ericka Susan Poore, married, whose mailing address is **601 Lemont Drive, Nashville, TN 37216**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Ericka Susan Poore** and **Daniel Richard Emery**, wife and husband, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **601 Lemont Drive, Nashville, TN 37216**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being a tract marked "Reserved" lying immediately south of Lot No. 177 on the Plan of Gra-Mar Acres, Section 10, as of record in Book 2663, Page 34, Register's Office for said County, and as amended by instrument of recorded in Book 2809, Page 602, said Register's Office. Being the same parcel conveyed to Ericka Poore from Ruth W. Dukes, by virtue of a deed dated 9/14/2009, recorded 9/22/2009, as instrument no. 20090922-0088229 county of Davidson, state of Tennessee. Assessor's Parcel

No: 061 01 0 028.00
Property Address is: 601 Lemont Drive, Nashville, TN 37216

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed at Instrument No. 20090922-0088229 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 061 01 0 028.00

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 01-23 (EP), ~~2018.~~ 2019

Ericka Poore AKA Ericka Susan Poore

Ericka Poore A/K/A Ericka Susan Poore

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Jan. 23, 2019 by **Ericka Poore A/K/A Ericka Susan Poore** who is personally known to me or has produced drivers 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.

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Gloria M. Jackson
Notary Public

Exp: 3.8.2021

201901300009070

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.

Subscribed and sworn to before me

This 23 day of Jan., 2019.

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Ericka Poore AKA Erica Susan Poore
Affiant

ERICKA POORE AKA ERICKA SUSAN POORE
Print Name

Notary Public

My commission expires:
3-8-2021

Gloria M. Jackson
Print Name

True Copy Certification

I, Amy Cox, 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 PA

County of Allegheny

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melanie Miller

*Amy Cox

Notary's Signature

My Commission Expires: 4-27-22

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