Karen Johnson Davidson County
Batch# 204497 DEEDWARR
03/11/2019 02:44:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190311-0022124

Commitment Number: 24759147

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:
Jennifer Hutchings and **Kenneth Hutchings**, 2212B Cabin Hill Rd., Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
073 07 0 222.00

GENERAL WARRANTY DEED

Exempt: Section 67-4-409(a)(3)(A)(i):Is creation or dissolution of a tenancy by the entirety by the conveyance from one spouse to the other

Jennifer Hutchings F/K/A Jennifer J. Williams, married, whose mailing address is **2212B Cabin Hill Rd., Nashville, TN 37214**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Jennifer Hutchings** and **Kenneth Hutchings**, a married couple, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **2212B Cabin Hill Rd., Nashville, TN 37214**, the following real property:

Land lying in the second civil district of Davidson county, Tennessee, known as Lot 51 B of Cabin Hill subdivision, section 3, as described according to a survey made by Anderson-Delk and Associates, dated September 2, 1983, of record in Book 5200, Page 713, register's office for Davidson county, Tennessee, to which plan Reference is hereby made for a more complete and accurate description.

Being the same parcel conveyed to Jennifer J. Williams from Two Rivers Duplexes, a joint partnership, by virtue of a deed dated 11/19/2004, recorded 12/2/2004, as instrument no. 20041202-0143560 county of Davidson, state of Tennessee.

Assessor's Parcel No: 073 07 0 222.00

Property Address is: 2212B Cabin Hill Rd., Nashville, TN 37214

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20041202-0143560 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 073 07 0 222.00

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 general warranty covenants, 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.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on February 20, 2019:

Jennifer Hutchings F/K/A Jennifer J. Williams F/K/A Jennifer J. Williams

Jennifer Hutchings F/K/A Jennifer J. Williams

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 20, 2019 by **Jennifer Hutchings F/K/A Jennifer J. Williams** who is personally known to ~~me~~ or has produced 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.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 201903110022124
[illegible] 29, 2020

Jana Drury
Notary Public

State of TN
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 or value of the property transferred, whichever is greater is $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 20 day of February, 2019.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

(Seal)

Affiant

Jennifer Hutchings
Print Name

Jana Drury
Notary Public

My commission expires:

01-29-20

Jana Drury
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] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

* Jaime L. Petrosky

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