Karen Johnson Davidson County
Batch# 213835 DEEDQC
04/04/2019 10:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190404-0030730

Commitment Number: 24937803
Seller's Loan Number: 160499699

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:
THOMAS E PILLOW JR and **Gloria T. Pillow**, 1005 Huntmaster Circle, Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
148 08 0 049.00

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.

THOMAS E PILLOW JR, married, whose mailing address is **1005 Huntmaster Circle, Nashville, TN 37211**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **THOMAS E PILLOW JR** and **Gloria T. Pillow**, a married couple, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **1005 Huntmaster Circle, Nashville, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

BEING LOT NO. 51 ON THE PLAN OF OAKWOOD TERRACE, SECTION 1 AS OF RECORD IN BOOK 4460 PAGES 54 AND 55 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION BEING THE SAME PARCEL CONVEYED TO THOMAS E PILLOW JR FROM HSBC MORTGAGE SERVICES, INC., BY VIRTUE

OF A DEED DATED 2/21/2008, RECORDED 3/26/2008, AS INSTRUMENT NO. 20080326-0030302 COUNTY OF DAVIDSON, STATE OF TENNESSEE. Assessor's Parcel No: 148 08 0 049.00
Property Address is: 856 Oakwood Terrace Dr, Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20080326-0030302 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 148 08 0 049.00

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 April 1, 2019:

Thomas E. Pillow Jr.
THOMAS E PILLOW JR

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 1, 2019 by **THOMAS E PILLOW JR** 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
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.

Subscribed and sworn to before me

This 1st day of April, 2019.

Affiant

Thomas E. Pillow Jr

Print Name

Notary Public

(Seal) GLORIA M. JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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