Karen Johnson Davidson County
Batch# 214129 DEEDQC
04/04/2019 12:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190404-0030802

Commitment Number: 24841373
Seller's Loan Number: 0519711345

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:
Brandon Perry and **Courtney Rachel Darks**, 836 Reischa Ct., Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
133 08 0 081.00

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.

Brandon Perry, a single man, whose mailing address is **836 Reischa Ct., Nashville, TN 37211**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Brandon Perry, single** and **Courtney Rachel Darks, single**, as tenants in common, hereinafter grantees, whose tax mailing address is **836 Reischa Ct., Nashville, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described property: Land in Davidson County, Tennessee, being Lot(s) 76, as shown on the map entitled Addition Greenwood Hills, Section 3, of record in Plat Book 5200, Page 33, Register's office for said County, to which plan reference is hereby made for a more complete and accurate legal description. Being the same parcel conveyed to Brandon Perry from Hozan M. Barwari, by virtue of a deed dated 3/6/2015, recorded 4/8/2015, as instrument no. 20150408-0030902 county of Davidson, state of Tennessee. Commonly known as: 836 Reischa Ct., Nashville, TN 37211 Assessor's Parcel No: 133 08 0 081.00

Property Address is: 836 Reischa Ct., Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20150408-0030902 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 133 08 0 081.00

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 March 19, 2019:

Brandon Perry

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 19, 2019 by **Brandon Perry** who is personally known to me or has produced driver's 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.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

State of Pennsylvania
County of Allegheny

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.

Clarence K McKenzie Jr.
Affiant

Clarence K McKenzie Jr.
Print Name

(Seal)

Notary Public

My commission expires:

5/4/2022

Lissette Anne Moree
Print Name

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries

True Copy Cerification

I, Jeanetta Harper, 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.

Signer's Name

Jeanetta Harper

Signature

State of PA

County of Allegheny

Personally appeared before me, Melanie Miller, a notary public for this county and state, Jeanetta Harper, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary Signature

MY COMMISSION EXPIRES: 4-27-22

NOTARY'S SEAL

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