Karen Johnson Davidson County
Batch# 231609 DEEDQC
05/17/2019 12:34:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190517-0046819

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Commitment Number: 25039981
Seller's Loan Number: 7003081019

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:
DAVIDA TREADWAY and **LYNETTE MARIE MATTOX**, 4759 BOWFIELD DR, ANTIOCH, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 149 13 69.00

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.

DAVIDA TREADWAY, unmarried, and **LYNETTE MARIE MATTOX**, an unmarried woman, (and is the parent of DAVIDA TREADWAY), as to a life estate interest, whose mailing address is **4759 BOWFIELD DR., ANTIOCH, TN 37013**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **DAVIDA TREADWAY**, unmarried, and **LYNETTE MARIE MATTOX**, an unmarried woman, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **4759 BOWFIELD DR, ANTIOCH, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

BEING LOT NO. 61 ON THE PLAN OF DEBRA HEIGHTS, SECTION 3, OF RECORD IN BOOK 4175, PAGE 6, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 61 FRONTS 77 FEET ON THE SOUTHWESTERLY MARGIN OF BOWFIELD DRIVE AND RUNS BACK 149.13 FEET ON THE SOUTHEASTERLY LINE TO A BROKEN LINE MEASURING 78.36 FEET THEREON.

BEING THE SAME PARCEL CONVEYED TO DAVIDA TREADWAY AND LYNETTE MARIE MATTOX FROM LYNETTE MARIE MATTOX, BY VIRTUE OF A DEED DATED 6/18/2018, RECORDED 7/27/2018, AS INSTRUMENT NO. 20180727-0073367 COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Assessor's Parcel No: 149 13 69.00

Property Address is: 4759 BOWFIELD 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. 20180727-0073367 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 149 13 69.00

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 May 9, 2019:

DAVIDA TREADWAY

LYNETTE MARIE MATTOX

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 9, 2019 by **DAVIDA TREADWAY** and **LYNETTE MARIE MATTOX** who are personally known to me or have produced driver's 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

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

State of Tennessee
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 9th day of May, 2019.

Lynette Marie Mattox
Affiant

Lynette Marie Mattox
Print Name

(Seal)

Karen R. Campbell
Notary Public

My commission expires:

Nov. 8, 2021

Karen R. Campbell
Print Name

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

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