Karen Johnson Davidson County
Batch# 232085 DEEDQC
05/20/2019 10:00:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190520-0047169

File Number: OS3300-19007723

After Recording, Send To:

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:
Michael Hunt, A MARRIED MAN, 109 CLAUDIA DRIVE, Old Hickory, TN 37138

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 044 13 0 058.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Michael Hunt and **Maria Olimpia Melo Campos, who acquired title as Maria Olimpia Hunt**, hereinafter grantors, whose tax-mailing address is **109 CLAUDIA DRIVE, Old Hickory, TN 37138**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Michael Hunt, a married man**, hereinafter grantee, whose tax mailing address is **109 CLAUDIA DRIVE, Old Hickory, TN 37138**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Old Hickory, County of Davidson, State of TN, and is described as follows: Being Lot 31, The Knoll, as shown on plat of record in Plat Book 2330, Page 94, in the Register's Office, Davidson County, Tennessee. Being the same property conveyed from Christeena Hunt N/K/A Christeena Carr to Michael Hunt and wife, Maria Olimpia Hunt by deed dated March 25, 2011 and recorded April 4, 2011 as Instrument Number 20110404-0025593, of official records. APN: 044 13 0 058.00
Property Address is: 109 CLAUDIA DRIVE, Old Hickory, TN 37138

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument Number 20110404-0025593 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 044 13 0 058.00

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 4·12, 2019:

Michael Hunt

Michael Hunt

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on April 12, 2019 by **Michael Hunt** who is personally known to me or has produced DL 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.

Anne Marie Vaughan
Notary Public

ANNE MARIE VAUGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Executed by the undersigned on April 12, 2019:

Maria Olimpia Melo Campos

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 12, 2019 by **Maria Olimpia Melo Campos** who is personally known to me or has produced DL 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.

Anne Marie Vaughan
Notary Public

ANNE MARIE VAUGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Jennifer Lander, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jennifer Lander
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Autumn R Carnegie, a notary public for this county and
Notary's Name

state, Jennifer Lander, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Autumn R C
Notary Signature
Autumn R Carnegie

MY COMMISSION EXPIRES: 06/06/2020

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).