Karen Johnson Davidson County
Batch# 247963 DEEDQC
06/25/2019 10:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190625-0061252

Commitment Number: 25179938
Seller's Loan Number: 2300529039

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:
Brittney Ramirez and **Michael Ramirez**, 3033 Summercrest Trail Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
164 10 0A 170.00

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.

Brittney Rich, N/K/A Brittney Ramirez, grantor, a married woman, whose mailing address is **3033 Summercrest Trail Antioch, TN 37013**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Brittney Ramirez** and **Michael Ramirez, husband and wife**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **3033 Summercrest Trail Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SITUATED IN THE DAVIDSON COUNTY, STATE OF TENNESSEE: BEING LOT NO. 348, ON THE PLAN OF VILLAGE THREE SUMMERFIELD AS SHOWN BY PLAT OF RECORD IN PLAT INSTRUMENT #20001006-0099706 OF THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT. BEING THE SAME PARCEL CONVEYED TO BRITTNEY RICH FROM GREGORY S. PULLEN AND ANGELA PULLEN, BY VIRTUE OF A DEED DATED

4/25/2011, RECORDED 4/28/2011, AS INSTRUMENT NO. 20110428-0032661 COUNTY OF DAVIDSON, STATE OF TENNESSEE.
Property Address is: 3033 Summercrest Trail Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20110428-0032661 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 164 10 0A 170.00

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 Jun 7, 2019:

Brittney Rich N/K/A Bramirez

Brittney Rich, N/K/A Brittney Ramirez

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 7, 2019 by **Brittney Rich, N/K/A Brittney Ramirez** 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.

Karen R. Campbell
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 7th day of June, 2019.

Britt Rich NKA Britt Ramirez
Affiant

Brittney Rich NKA Brittney Ramirez
Print Name

(Seal)

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

Karen R. Campbell
Notary Public

My commission expires:
Nov. 8, 2021

Karen R. Campbell
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