Karen Johnson Davidson County
Batch# 262205 DEEDQC
07/25/2019 11:23:30 AM 4 pgs
Fees: $23.00 Taxes: $626.27
20190725-0073184

Commitment Number: 25026185
Seller's Loan Number: 0550112775

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:
Kaitlyn Limbacher, 1708 Robindale Court, Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
098 06 0A 223.00

QUITCLAIM DEED

Cathy Davis, unmarried, and **Kaitlyn Pridemore N/K/A Kaitlyn Limbacher**, married, whose mailing address is **1708 Robindale Court, Hermitage, TN 37076**, hereinafter grantors, for $169,262.00 (One Hundred Sixty Nine Thousand Two Hundred Sixty Two Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Kaitlyn Limbacher**, married, hereinafter grantee, whose tax mailing address is **1708 Robindale Court, Hermitage, TN 37076**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot No. 200, on the Plan of Phase Two, Section C, Bridgewater, of record in Instrument No. 20070614-0071360, Register's Office for said County, to which plan reference is hereby made for a more complete description. Being the same parcel conveyed to Kaitlyn Limbacher and Jason Limbacher, from Kaitlyn Limbacher by virtue of a deed dated 5/4/2019 being recorded simultaneously herewith, County of Davidson, State of Tennessee. Assessor's Parcel No: 098 06 0A 223.00

Property Address is: 1708 Robindale Court, Hermitage, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20160513-0047750 in the Register's Office of Davidson County, Tennessee.

Parcel ID: ~~D0241B B00009~~ 098 06 0A 223.00 (KV)

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 4, 2019:

Cathy S. Davis

Cathy Davis

Kaitlyn Pridemore N/K/A Kaitlyn Rimmall

Kaitlyn Pridemore N/K/A Kaitlyn Limbacher

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 4, 2019 by **Cathy Davis** and **Kaitlyn Pridemore N/K/A Kaitlyn Limbacher** ~~who~~ are personally known to me or have produced 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.

Jana Drury
Notary Public

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

State of TN
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 $~~162,262.00~~ $169,262.00 KL

Subscribed and sworn to before me

This 4 day of May, 2019.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

(Seal)

Affiant

Kaitlyn Limbacher
Print Name

Jana Drury
Notary Public

My commission expires:

01-29-20

Jana Drury
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