Karen Johnson Davidson County
Batch# 265053 DEEDQC
08/01/2019 09:06:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190801-0075845

Commitment Number: 25376534
Seller's Loan Number: 7003374986

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:
Craig A. Joe and **Jami Daniels**, 1411 Litton Ave., Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
25376534 **072 11 0 015.00**

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.

Craig A. Joe, grantor, a married man, whose mailing address is **1411 Litton Ave., Nashville, TN 37216**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Craig A. Joe** and **Jami Daniels, husband and wife**, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **1411 Litton Ave., Nashville, TN 37216**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Being Lot No. 1 on the Plan of Young Heirs Subdivision, not of record, in the 11th Civil District of said County and State, and described according to a plan made by Harvey Gee, March 20, 1949, as follows:

Being at a point in the northerly margin of Litton Avenue and the common corners of Lots 1 and 2; thence easterly with the margin of Litton Avenue 50 feet to a concrete monument; thence along the easterly line of Lot 1, north 7 degrees east 200.4 feet to the corner of Lots 1

and 12; thence westerly along the line between said Lots 50 feet to the rear corner of Lots 1, 2, 11, and 12; thence south 7 degrees west along the line between Lots 1 and 2, 200.4 feet to the point of beginning.

Being the same parcel conveyed to Craig A. Joe from Capital Homes LP, a Tennessee Limited Partnership, by virtue of a deed dated 1/15/2013, recorded 1/18/2013, as instrument no. 20130118-0006230 county of Davidson, state of Tennessee.

Property Address is: 1411 Litton Ave., Nashville, TN 37216

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20130118-0006230 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 072 11 0 015.00

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 July 23, 2019:

Craig A. Joe

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 23, 2019 by **Craig A. Joe** who is personally known to me or has produced Driver 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.

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 $0.00.

Subscribed and sworn to before me

This 23 day of July, 2019.

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

(Seal)

Affiant

CRAIG A. JOE
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