Karen Johnson Davidson County
Batch# 281731 DEEDQC
09/06/2019 08:46:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190906-0089996

File Number: OS3300-19030414

After Recording, Send To:

TITLE 365
345 Rouser Road, Bldg 5, Ste 300
Coraopolis, 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:
Lakeisha R. Harris, 200 Centreboard Court, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
151-09-0-B06-80-0CO

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.

Lakeisha R. Harris, who acquired title as LaKeisha Rena Harris, an unmarried woman, hereinafter grantor, whose tax-mailing address is **200 Centreboard Court, Antioch, TN 37013**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Lakeisha R. Harris**, an unmarried woman, hereinafter grantee, whose tax mailing address is **200 Centreboard Court, Antioch, TN 37013**, 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 Antioch, County of Davidson, State of TN, and is described as follows:

Being Lot No. 66 on the Plan of Phase 1-B, Lakeside Cove at Percy Priest, of record in Instrument No. 200501100003257 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed from Centex Homes, a Nevada General Partnership to LaKeisha Rena Harris, an unmarried woman by deed dated August 3, 2006 and recorded August 7, 2006 in Instrument Number 20060807-0096435 of Official Records.

APN: 151-09-0-B06-80-0CO

Property Address is: 200 Centreboard Court, 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. 20060807-0096435 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 151-09-0-B06-80-0CO

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.

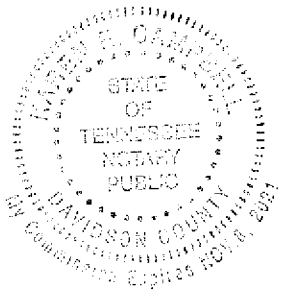
Executed by the undersigned on August 26th, 2019:

Lakeisha R. Harris

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 26, 2019 by **Lakeisha R. Harris** who is personally known to me or has produced drivers 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.

Notary Public



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 $1.00.

Subscribed and sworn to before me

This 26 day of Aug, 2019.

LaKeisha R Harris
Affiant

LaKeisha R Harris
Print Name

(Seal)

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

Karen F. Campbell
Notary Public

My commission expires:
Nov. 8, 2021

Karen F. Campbell
Print Name

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 Carnegie
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).