Karen Johnson Davidson County
Batch# 282187 DEEDQC
09/06/2019 01:45:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190906-0090247

Commitment Number: 25378945
Seller's Loan Number: 3001889213

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:
TYRONE PARKER and **N'KOSI STEVENS**, 2623 RIVER MEADE WAY, NASHVILLE, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
052-13-0B-325.00

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.

TYRONE WILLIAM PARKER, A/K/A TYRONE PARKER, grantor, a married man, whose mailing address is **2623 RIVER MEADE WAY, NASHVILLE, TN 37214**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **TYRONE PARKER** and **N'KOSI STEVENS, husband and wife**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **2623 RIVER MEADE WAY, NASHVILLE, TN 37214**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

BEING LOT 9 ON THE PLAN OF RIVER GLEN PHASE 7, OF RECORD IN INSTRUMENT NUMBER 20040212-0016958 AND PART OF THE HORIZONTAL PROPERTY REGIEME OF RIVER GLEN, A HORIZONTAL PROPERTY REGIEME CREATED UNDER A MASTER DEED AND BY-LAWS OF RECORD IN BOOK 7566, PAGE 571, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO

WHICH RIVER GLEN PHASE 7 IS SUBMITTED BY DECLARATION OF SUBMISSION OF RECORD AS INSTRUMENT NUMBER 20040713-0083147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PARCEL CONVEYED TO TYRONE WILLIAM PARKER, UNMARRIED FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES BY VIRTUE OF A DEED DATED DECEMBER 31, 2004, RECORDED JANUARY 7, 2005, AS INSTRUMENT NUMBER 20050107-0002860, COUNTY OF DAVIDSON, STATE OF TENNESSEE.
Property Address is: 2623 RIVER MEADE WAY, NASHVILLE, TN 37214

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20050107-0002860 recorded at Book _____, Page _____ in the Register's Office of Davidson County, Tennessee.

Parcel ID: 052-13-0B-325.00

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 27, 2019:

Tyrone William Parker, A/K/A Tyrone Parker
TYRONE WILLIAM PARKER,
A/K/A TYRONE PARKER

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 27, 2019 by **TYRONE WILLIAM PARKER, A/K/A TYRONE PARKER** 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

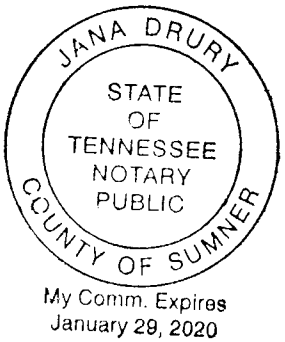
JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

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 $0.00.

Subscribed and sworn to before me

This 27 day of July, 2019.



(Seal)

Tyrone Parker
Affiant

Tyrone Parker
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