Karen Johnson Davidson County
Batch# 292864 DEEDWARR
09/30/2019 08:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190930-0098900

File Number: OS3300-19024351

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:
LARRY E. SPURLOCK and **CYNTHIA SPURLOCK**, 4616 BILLINGSGATE RD, ANTIOCH, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
149 01 0B 112.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

LARRY E. SPURLOCK, hereinafter grantor, whose tax-mailing address is **4616 BILLINGSGATE RD, ANTIOCH, TN 37013**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **LARRY E. SPURLOCK** and **CYNTHIA SPURLOCK**, husband and wife, hereinafter grantees, whose tax mailing address is **4616 BILLINGSGATE RD, 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. 229 on the plan of Piccadilly Square, Phase 3, of record in Book 6250 page 892, 893 and 894 Register's Office for Davidson County, Tennessee. Being the same property conveyed from Lavone K. Holt and husband, William R. Holt to Larry E. Spurlock by deed dated February 28, 2003 and recorded March 3, 2003 as Instrument Number 20030303-0027821, of official records.
APN: 149 01 0B 112.00
Property Address is: 4616 BILLINGSGATE RD, 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 Number 20030303-0027821 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 149 01 0B 112.00

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 September 20, 2019:

LARRY E. SPURLOCK

STATE OF Tennessee
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on September 20, 2019 by **LARRY E. SPURLOCK** who is personally known to me or has produced TN 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.

RHONDA BURGESS HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

Notary Public

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).