Karen Johnson Davidson County
Batch# 297772 DEEDQC
10/08/2019 03:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191008-0103197

File Number: OS3300-19032873

After Recording, Send To:
Title365/ Recording Department
345 Rouser Rd., Bldg 5, Suite 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:
Brittany Stanton and **Patrick Stanton,** 108 Aloha Court, Hermitage, TN 37076-1901

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
075-13-0-233.00

QUITCLAIM DEED

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

Brittany Stanton who acquired title as Brittany M. Taylor, hereinafter grantor, whose tax-mailing address is **108 Aloha Court, Hermitage, TN 37076-1901**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Brittany Stanton** and **Patrick Stanton**, wife and husband, hereinafter grantees, whose tax mailing address is **108 Aloha Court, Hermitage, TN 37076-1901**, 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 Hermitage, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee, being all of Lot No. 23, on the Plan of Hermitage Hills Addition to Section Four, as shown by plat appearing of record in Plat Book 3842, Page 128, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot. Being the same property conveyed from Patrick R. Stanton to Brittany M. Taylor by deed dated August 23, 2005 and recorded September 9, 2005 in Instrument Number 20050909-0108419 of Official Records. APN: 075-13-0-233.00
Property Address is: 108 Aloha Court, Hermitage, TN 37076-1901

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument Number 20050909-0108419 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 075-13-0-233.00

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 October 1, 2019:

Brittany Stanton

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 1, 2019 by **Brittany Stanton** 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.

Anne Marie Vaughan
Notary Public

ANNE MARIE VAUGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 C
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).