Karen Johnson Davidson County
Batch# 300665 DEEDQC
10/14/2019 03:48:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191014-0105216

File Number: OS3300-19029212

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:
Jonathan D. Grainger and **Falyn J. Grainger**, 403 N CAMERON CT, Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
064110A02000CO

QUITCLAIM DEED

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

Jonathan D. Grainger who erroneously took title as Johnathan D. Grainger and **Falyn J. Grainger**, husband and wife, hereinafter grantors, whose tax-mailing address is **403 N CAMERON CT, Hermitage, TN 37076**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Jonathan D. Grainger** and **Falyn J. Grainger**, husband and wife, hereinafter grantees, whose tax mailing address is **403 N CAMERON CT, Hermitage, TN 37076**, 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 Lot No. 20, on the plan of Caleb Chase, a Planned Unit Development, as shown on plat of record in Plat Book 6250, Pages 821 and 822. Being the same property conveyed from Wallace Luyten to Johnathan D. Grainger and Falyn J. Grainger, husband and wife by deed dated August 19, 2014 and recorded August 21, 2014 as Instrument Number 20140821-0076495, of official records. APN: 064110A02000CO
Property Address is: 403 N CAMERON CT, Hermitage, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument Number 20140821-0076495 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 064110A02000CO

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 7, 2019:

Jonathan D. Grainger

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Oct. 7, 2019 by **Jonathan D. Grainger** who is personally known to me or has produced Driver's 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.

Karen R. Campbell
Notary Public

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

Executed by the undersigned on OCTOBER 7, 2019:

Falyn J. Grainger

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Oct. 7, 2019 by **Falyn J. Grainger** 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

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

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).