Karen Johnson Davidson County
Batch# 303169 DEEDQC
10/21/2019 11:54:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20191021-0107584

Commitment Number: 25840669

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:
Ashley M. House and **Chad E. House**, 2025 Towering Oaks Dr., Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
109-04-0A-037.00-C

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.

Ashley Taylor, N/K/A Ashley M. House and **Chad House, A/K/A Chad E. House, wife and husband**, whose mailing address is **2025 Towering Oaks Dr., Hermitage, TN 37076**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Ashley M. House** and **Chad E. House, wife and husband**, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **2025 Towering Oaks Dr., Hermitage, TN 37076**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Towering Oaks Phase One as shown on the plan of record in Instrument No. 20071127-0137704 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof. Being the same property conveyed to NVR, Inc. t/a Fox Ridge Homes, by deed from Tenn. Contractors, Inc. recorded May 23, 2011, in Instrument #20110523-0039471, Register's Office for Davidson County, Tennessee.
Property Address is: 2025 Towering Oaks Dr., 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 No. 20110819-0064368 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 109-04-0A-037.00-C

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 10/10, 2019:

Ashley Taylor N/K/A Ashley Mhouse

Ashley Taylor, N/K/A Ashley M. House

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on 10/10, 2019 by **Ashley Taylor, N/K/A Ashley M. House** 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

H.G. HUFF
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

My Commission Expires
Feb. 19, 2020

Chad House A/K/A Chad E House

Chad House, A/K/A Chad E. House

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on 10/10, 2019 by **Chad House, A/K/A Chad E. House** 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

H.G. HUFF
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

My Commission Expires
Feb. 19, 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 10th day of OCT, 2019.

Affiant

Chad E House

Print Name

True Copy Cerification

I, Jeanette Harper, 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.

Jeanette Harper
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Jeanette Harper, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries