Karen Johnson Davidson County
Batch# 306830 DEEDQC
10/28/2019 12:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191028-0110245

Commitment Number: 25558483
Seller's Loan Number: 7003544646

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:
Rapheal A. Gardner, 1320 Busiris Dr., Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
076 01 0D 035.00

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.

Tenisa K. Gardner, (whose mailing address is 1207 Shawnee Rd. Madison, TN 37115), **who was formerly married to Grantee but is now divorced, as per Case No.: 17D558 In The 4th Circuit Court For Davidson County, Tennessee, Filed on March 27, 2019, and are both unmarried persons**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Rapheal A. Gardner, single**, hereinafter grantee, whose tax mailing address is **1320 Busiris Dr., Hermitage, TN 37076**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Being all of Lot No. 35, on the Plan of Final Plat, Heritage Hills, Phase 3, planned Unit Development, according to plat and survey appearing of record in Instrument Number 20171004-0102057, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said Lot. Being the same parcel conveyed to Rapheal A. Gardner and Tenisa K. Gardner from Ole South Properties, Inc., a Tennessee Corporation, by virtue of a deed dated 7/26/2018,

recorded 7/31/2018, as instrument no. 20180731-0074538 County of Davidson, State of 20180731-0074538. Commonly known as: 1320 Busiris Dr, Hermitage, TN, 37076 Property Address is: 1320 Busiris Dr., Hermitage, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20180731-0074539 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 076 01 0D 035.00

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 10/15, 2019:

Tenisa K. Gardner

Tenisa K. Gardner

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Oct. 15, 2019 by **Tenisa K. Gardner** who is personally known to me or has produced 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.

Jana Drury
Notary Public

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

201910280110245

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 15 day of October, 2019.

Affiant

Rachel A Gardner
Print Name

True Copy Cerification

I, Amy Cox, 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.

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, Amy Cox, 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