Karen Johnson Davidson County
Batch# 309311 DEEDQC
10/31/2019 02:43:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191031-0112157

Commitment Number: 25401661
Seller's Loan Number: 400357422

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:
James Haluska, 861 Bishopsgate Road, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
149 02 0B 044.00

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.

Haluska Properties, LLC, a Tennessee Limited Liability Company, whose mailing address is **861 Bishopsgate Road, Antioch, TN 37013**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **James Haluska**, unmarried, hereinafter grantee, whose tax mailing address is **861 Bishopsgate Road, Antioch, TN 37013**, 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. 151 on the Plan of Phase II, Piccadilly Square of record in Plat Book 6250, pages 92, 93 and 94, Register's Office for Davidson County, Tennessee.

Being the same parcel conveyed to Haluska Properties, LLC, a Tennessee Limited Liability Company from Kimberly Tatum, by virtue of a deed dated 11/9/2018, recorded 11/13/2018, as instrument no. 20181113-0111765 county of Davidson, state of Tennessee.

Assessor's Parcel No: 149 02 0B 044.00

Property Address is: 861 Bishopsgate Road, 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 No. 20181113-0111765 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 149 02 0B 044.00

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 8-9, 2019:

Haluska Properties, LLC, a Tennessee Limited Liability Company

By: James Vincent Haluska

Name: James Vincent Haluska

Its: Managing Member

STATE OF TN
COUNTY OF Davidson
The foregoing instrument was acknowledged before me on August 9, 2019 by James Vincent Haluska its Managing Member on behalf of **Haluska Haluska Properties, LLC, a Tennessee Limited Liability Company** 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.



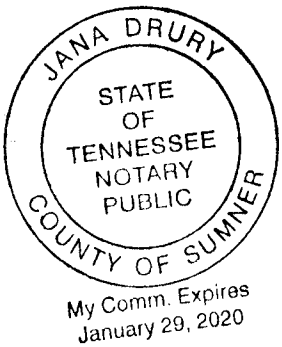
Jana Drury
Notary Public

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.

Subscribed and sworn to before me

This 9 day of August, 2019.



(Seal)

James V Haluska
Affiant

James V Haluska
Print Name

Jana Drury
Notary Public

My commission expires:

01-29-20

Jana Drury
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