Commitment Number: 25593101
Seller's Loan Number: 400369303

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Karen Johnson Davidson County
Batch# 312561 DEEDQC
11/06/2019 04:09:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191106-0114840

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:
Panfilo B. Marbibi, 4841 Terragon Trail, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
148 08 0A 027.00

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.

Panfilo B. Marbibi, single, and **Allison L. Kirkman**, single, whose mailing address is **4841 Terragon Trail, Antioch, TN 37013**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Panfilo B. Marbibi**, single, hereinafter grantee, whose tax mailing address is **4841 Terragon Trail, Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Situated in the Davidson County, Tennessee:

Being Lot 66, QUIET CREEK, PHASE TWO, SECTION ONE, as shown on plat of record in Instrument No. 20040106-002099, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same parcel conveyed to Panfilo B Marbibi and Allison L. Kirkman from Jaime Martinez Garcia, by virtue of a deed dated 5/24/2019, recorded 5/29/2019, in deed instrument no. 20190529-0050471 county of Davidson , state of Tennessee.

Assessor's Parcel No: 148 08 0A 027.00

Property Address is: 4841 Terragon Trail, 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 20190529-0050471 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 148 08 0A 027.00

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 9-25, 2019:

Panfilo B. Marbibi

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 9-25, 2019 by **Panfilo B. Marbibi** who is personally known to me or has produced DL 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.

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

Allison L. Kirkman

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 9.25, 2019 by **Allison L. Kirkman** who is personally known to me or has produced DL 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

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 25 day of September, 2019.

Affiant

Allison L. Kirkman Panfilo B. Marbibi
Print Name

(Seal)

Notary Public

My commission expires:
6-19-21

Tonya Greer
Print Name

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Cerification

I, Jaimi Petrosky, 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.

Jaime Petrosky
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, Jaimi Petrosky, 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