Karen Johnson Davidson County
Batch# 315707 DEEDQC
11/14/2019 02:24:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191114-0117617

Commitment Number: 25712654

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:
Bobby Smotherman Jr, 1092 Lady Nashville Dr., Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
076 01 0D 005.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(3)(E): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Bobby Smotherman Jr, unmarried, whose mailing address is **1092 Lady Nashville Dr., Hermitage, TN 37076**, and **Angela Dawn Bryant F/K/A Angela D. Bryant-Smotherman**, unmarried, whose mailing address is 569 Stoney Hill Ln, Canton, GA 30115, a formerly married couple who are now divorced pursuant to the Final Decree filed in Davidson County, Tennessee in Case No. 19D463 on October 8, 2019, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Bobby Smotherman Jr**, unmarried, hereinafter grantee, whose tax mailing address is **1092 Lady Nashville 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. 5, 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 Bobby Smotherman Jr and Angela D Bryant-

Smotherman from OLE South Properties INC, A Tennessee Corporation, by virtue of a deed dated 10/25/2018, recorded 10/30/2018 as instrument no. 20181030-0107286 County of Davidson, State of Tennessee. Commonly Known as : 1092 Lady Nashville Dr, Hermitage, TN 37076. Assessor's Parcel No: 076 01 0D 005.00
Property Address is: 1092 Lady Nashville 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. 20181030-0107286 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 076 01 0D 005.00

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 11/4, 2019:

Bobby Smotherman

Bobby Smotherman Jr

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 4 November, 2019 by **Bobby Smotherman Jr** who is personally known to me or has produced a TN 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.

BARBARA SOLLIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
Nov. 26, 2022

Barbara Collis
Notary Public

Angela Dawn Bryant Angela D Bryant-Smotherman

Angela Dawn Bryant F/K/A Angela D. Bryant-Smotherman

STATE OF Georgia
COUNTY OF Cherokee

The foregoing instrument was acknowledged before me on 11.5, 2018 by **Angela Dawn Bryant F/K/A Angela D. Bryant-Smotherman** who is personally known to me or has produced TN 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

FRANK E HICKS
Notary Public, Georgia
Forsyth County
My Commission Expires
October 04, 2022

FRANK E HICKS
Notary Public, Georgia
Forsyth County
My Commission Expires
October 04, 2022

State of Tennessee
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 $ Ø.

Subscribed and sworn to before me

This 4 day of November, 2019.

Affiant

Bobby Smotherman, Jr.
Print Name

BARBARA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
Nov. 26, 2022

(Seal)

Barbara Collins
Notary Public

My commission expires:

11-26-2022

Barbara Collins
Print Name

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