Commitment Number: TN19100387

After Recording Please Return To:
Boston National Title Agency, LLC
400 Rouser Road, Bldg 2 -Suite 101
Coraopolis, PA 15108

Karen Johnson Davidson County
Batch# 316636 DEEDQC
11/18/2019 09:40:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191118-0118434

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. File Number: TN19100387.

New Property Owner/Mail Tax Statements To:
Jennette Clemons, 3680 Richbriar Cir, Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
147-04-0-122.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Charles W. Andrews and **Jennette Clemons, who incorrectly held title as, Jannette Clemons**, both unmarried, hereinafter grantors, whose tax-mailing address is **3680 Richbriar Cir., Nashville, TN 37211**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Jennette Clemons**, unmarried, hereinafter grantee, whose tax mailing address is **3680 Richbriar Cir, Nashville, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Lot No. 300 on the Plan of Hillbrook Subdivision, Section V recorded in Book 3700, page 73, register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description Note: The Property address and tax parcel identification number listed are provided solely for informational Purposes, without warranty as to accuracy or completeness and are not hereby insured. Tax ID# 147-04-0-122.00 Being that parcel of land conveyed to

Charles W. Andrews and Jannette Clemons, both unmarried from Charles S. Hardin, Jr and wife Gail A. Nolan by that deed dated 5/19/2000 and recorded 5/25/2000 in deed Instrument No. 200005250052184 of the Davidson County, TN public registry.
Property Address is: 3680 Richbriar Cir, Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument Number 200005250052184 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 147-04-0-122.00

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 10-9, 2019:

Charles W. Andrews
Charles W. Andrews

Jannette Clemons
Jannette Clemons
Jennette JJC
CWA

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 10/9, 2019 by **Charles W. Andrews** and **Jannette Clemons** who are personally known to me or have produced Drivers license as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Goneke.
Notary Public

GWENDOLINA GONEKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-08-2023

(To be completed by the Grantee)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 0.00

Affiant Jennifer W. Swisher

STATE OF Pennsylvania
COUNTY OF Alllegheny

The foregoing instrument was acknowledged before me on NOVEMBER 9, 2019 by **Jennifer W. Swisher** who are personally known to me or have produced _____ as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Tracy L Suter
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

220-TN-V3

True Copy Certification

I, JENNIFER W. SWISHER, do hereby make oath that I am a licensed attorney and/or the 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, TRACY L. SUTER, a notary public for this county and state, JENNIFER W. SWISHER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10 / 24 / 2021

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES