Karen Johnson Davidson County
Batch# 318993 DEEDQC
11/25/2019 12:47:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191125-0121548

File Number: OS3300-19041098

After Recording, Send To:

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:
CALUM CRUICKSHANK and **HOLLY BETH JONES**, 1408 Aaronwood Drive, Old Hickory, TN 37138

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 063160B20700CO

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.

CALUM CRUICKSHANK, unmarried, hereinafter grantor, whose tax-mailing address is **1408 Aaronwood Drive, Old Hickory, TN 37138**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **CALUM CRUICKSHANK**, unmarried, and **HOLLY BETH JONES**, unmarried, hereinafter grantees, whose tax mailing address is **1408 Aaronwood Drive, Old Hickory, TN 37138**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Old Hickory, County of Davidson, State of TN, and is described as follows: Lot(s) 289, as shown on the Map entitled Hampton Park, a Planned Unit Development, of record in Plat Book 6900, Page 405, amended in Plat Book 6900, Pages 550 through 552, Corrected in Book 7462, Page 445 and Book 8110, Page 401 and amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same property conveyed from Calum Cruickshank, I, Sarah B.

Cruickshank to Calum Cruickshank, his successors and assigns by deed dated February 6, 2017 and recorded March 2, 2017 in Instrument Number 20170302-0020670 of Official Records. APN: 063160B20700CO
Property Address is: 1408 Aaronwood Drive, Old Hickory, TN 37138

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Quitclaim Deed recorded as Instrument No. 20170302-0020670 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 063160B20700CO

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 5th Nov, 2019:

CALUM CRUICKSHANK

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 5, 2019 by **CALUM CRUICKSHANK** who is personally known to me or has produced 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.

Anne Marie Vaughan
Notary Public
Comm. expires 1-3-2023

ANNE MARIE VAUGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

BILL GARRETT
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF ~~DAVIDSON~~ Allegheny

The actual consideration or true value, whichever is greater for this transfer is $ 1.00 .

Jennifer Landis
Affiant

Subscribed and sworn before me, this 15 day of November, 20 19.

Notary Autumn R. Carnegie

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

Tennessee Certification of Electronic Document

I, Jennifer Lander, 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.

Jennifer Lander
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Autumn R Carnegie, a notary public for this county and
Notary's Name

state, Jennifer Lander, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Autumn R Carnegie
Notary Signature
Autumn R Carnegie

MY COMMISSION EXPIRES: 06/06/2020

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).