Karen Johnson Davidson County
Batch# 328147 DEEDQC
12/11/2019 12:44:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20191211-0127810

File Number: OS3300-19042521

After Recording, Send To:
Title365/ Recording Department
345 Rouser Rd., Bldg 5, Suite 300, Coraopolis, 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:
John Webb and **Jackie Ridenour**, 5380 Highland Place Way, Hermitage, TN 37076-1483

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
085-04-0-A32-70-0CO

QUITCLAIM DEED

John Webb and **Jackie Ridenour**, a formerly unmarried couple who are now married, as tenants in common with the right of survivorship, hereinafter grantors, whose tax-mailing address is **5380 Highland Place Way, Hermitage, TN 37076-1483**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **John Webb** and **Jackie Ridenour**, Husband and Wife, as, tenants in common with the right of survivorship, hereinafter grantees, whose tax mailing address is **5380 Highland Place Way, Hermitage, TN 37076-1483**, 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 Hermitage, County of Davidson, State of TN, and is described as follows:

Lot No. 327 on the Final Plat of the Reserve at Stone Hall, Phase 1, Section 3C, Planned Unit Development, of Record in Instrument No. 20160803-0080220, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate Legal Description.

Being the same property conveyed from Meritage Homes of Tennessee, Inc., an Arizona Corporation to John Webb, an unmarried man and Jackie Ridenour, an unmarried

woman, as tenants in common with the right of survivorship by deed dated May 5, 2017 and recorded May 17, 2017 in Instrument Number 20170517-0048841 of Official Records.

APN: 085-04-0-A32-70-0CO

Property Address is: 5380 Highland Place Way, Hermitage, TN 37076-1483

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded as Instrument No. 20170517-0048841 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 085-04-0-A32-70-0CO

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 12/5, 2019:

John Webb

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on 12/5/19, 2019 by **John Webb** who is personally known to me or has produced DRIVERS LIC 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.

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Executed by the undersigned on Dec 5TH, 2019:

Jackie Ridenour

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on 12/5/19, 2019 by **Jackie Ridenour** who is personally known to me or has produced DRIVERS LIC 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.

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

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 C
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).