Karen Johnson Davidson County
Batch# 328717 DEEDQC
12/12/2019 11:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191212-0128275

File Number: 1934511R

After Recording Return To:
Avenue 365 Lender Services, LLC
401 Plymouth Road, Suite 420
Plymouth Meeting, PA 19462

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:
Misty Graves, 565 Roxanne Drive, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
162-10-0-108.00

QUITCLAIM DEED
Exempt from Recordation Tax. Tenn. Code Sec. 67-4-409 (a) (4)

Misty Graves FKA Misty Smith, , an unmarried woman, whose mailing address is **565 Roxanne Drive, Antioch, TN 37013**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Misty Graves**, an unmarried woman, hereinafter grantee, whose tax mailing address is **565 Roxanne Drive, Antioch, TN 37013**, the following real property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 108 ON THE PLAN OF BROOK VIEW ESTATES, SECTION 2 OF RECORD IN PLAT BOOK 4460, PAGE 163, AND REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PREMISES CONVEYED UNTO MISTY SMITH, BY VIRTUE OF WARRANTY DEED FROM TODD M. PENNER AND WIFE NATALIE PENNER, DATED OCTOBER 28, 2005, RECORDED NOVEMBER 2, 2005, IN INSTRUMENT: 20051102-0132617.

Property Address is: 565 Roxanne Drive, Antioch, TN 37013

Executed by the undersigned on 5th December, 2019:

Misty Graves FKA Misty Smith

Misty Graves FKA Misty Smith

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 5th December, 2019 by **Misty Graves FKA Misty Smith** 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.

James A. Farley
Notary Public

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

VALUE AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me this 5th day of December, 2019.

James A. Farley
Notary Public

My Commission Expires: 5-26-20

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

True Copy Certification

I, Kate Bixler, 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.

Kate Bixler

Signature

State of Pennsylvania

County of Montgomery

Personally appeared before me, Shawnna Leigh Sorenson, a notary public for this county and state, Kate Bixler, 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: _____

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries