Karen Johnson Davidson County
Batch# 354693 DEEDWARR
02/07/2020 08:47:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200207-0014314

File Number: OS3300-20001120

After Recording, Send To:
TITLE 365 / Recording Department
345 Rouser Road, Bldg 5, Ste 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:
Delisa V. Stansil, 7040 Red Apple Road, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 182120A06500CO

QUITCLAIM DEED

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

Delisa V. Stansil who acquired title as Delisa V. Dangerfield, now married to **Richard Stansil**, hereinafter grantor, whose tax-mailing address is **7040 Red Apple Road, Antioch, TN 37013**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Delisa V. Stansil**, a married woman, hereinafter grantee, whose tax mailing address is **7040 Red Apple Road, Antioch, TN 37013**, 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 Antioch, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee being Lot No. 346, on the Plan of Apple Valley, a Planned Unit Development, Section Two, of record in Instrument No. 20031204-0174333, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Being the same property conveyed from Delisa V. Dangerfield, who acquired title as De Lisa Dangerfield, unmarried to Delisa V. Dangerfield, unmarried by deed dated January 14, 2017 and recorded February 17, 2017 in Instrument Number 20170217-0016446, of Official

Records. APN: 182120A06500CO
Property Address is: 7040 Red Apple Road, Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20170217-0016446 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 182120A06500CO

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 February 3, 2020:

Delisa V. Stansil

Delisa V. Stansil

STATE OF Tennessee
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on February 3, 2020 by **Delisa V. Stansil** 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.

Rhonda Burgess Howse

Notary Public

RHONDA BURGESS HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

Executed by the undersigned on 2/3, 2020:

Richard Stansil

STATE OF Tennessee
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on February 3, 2020 by **Richard Stansil** 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.

Rhonda Burgess Howse
Notary Public

RHONDA BURGESS HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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).