AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
100 GSK Drive Ste 210
Coraopolis, PA 15108
File No. 1280108416

THIS INSTRUMENT PREPARED BY:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Karen Johnson Davidson County
Batch# 364787 DEEDQC
02/28/2020 08:15:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200228-0022182

Tax ID No.: 150 12 0A 095.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 21 day of February, 20 20, by and between **STEPHEN R. MADDEN, A MARRIED MAN, JOINED IN EXECUTION BY HIS SPOUSE, TRACI R. MADDEN**, a mailing address of 3628 SEASONS DRIVE, ANTIOCH, TN 37013, hereinafter referred to as Grantor(s) and **STEPHEN R. MADDEN and TRACI R. MADDEN, HUSBAND AND WIFE**, a mailing address of 3628 SEASONS DRIVE, ANTIOCH, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 614 ON THE PLAN OF PHASE V-A, SOMERSET, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 7900, PAGE 399, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Parcel ID Number: 150 12 0A 095.00
Also known as: 3628 SEASONS DRIVE, ANTIOCH, TN 37013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to STEPHEN R. MADDEN, married from Kenneth R. Walker and wife, Suzanne N. Walker, in a prior Deed recorded under Instrument Number 20020718-0086518, recorded on 07/18/2002 in Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

STEPHEN R. MADDEN

TRACI R. MADDEN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, STEPHEN R. MADDEN AND TRACI R. MADDEN, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 21st day of February, 2020.

Notary Public
My Commission expires: 10/26/2021

DENICE LYTLE
Notary Public
State of Tennessee, Wilson County
My Comission Expires
October 26, 2021

DENICE LYTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

STEPHEN R. MADDEN

TRACI R. MADDEN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, STEPHEN R. MADDEN AND TRACI R. MADDEN, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 21st day of February, 2020

Notary Public
My Commission expires: 10/26/2021

DENICE LYTLE
Notary Public
State of Tennessee, Wilson County
My Comission Expires
October 26, 2021

DENICE LYTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 21st day of February, 2020.

Notary Public
My Commission Expires: 10/26/2021

DENICE LYTLE
Notary Public
State of Tennessee, Wilson County
My Comission Expires
October 26, 2021

DENICE LYTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Name and address for person(s) responsible for taxes:
STEPHEN R. MADDEN and TRACI R. MADDEN
3628 SEASONS DRIVE
ANTIOCH, TN 37013

Name and address of property owner:
STEPHEN R. MADDEN and TRACI R. MADDEN
3628 SEASONS DRIVE
ANTIOCH, TN 37013

Escrow No.:1280108416

EXHIBIT 'A'
LEGAL DESCRIPTION

All that certain real property situated in the County of Davidson, State of TN, described as follows:

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. 614 ON THE PLAN OF PHASE V-A, SOMERSET, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 7900, PAGE 399, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO KENNETH R. WALKER AND WIFE, SUZANNE N. WALKER BY DEED FROM BRADLEY H. HABER AND WIFE, ANGELIA D. HABER OF RECORD IN BOOK 9664, PAGE 975, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Assessor Parcel Number(s): 150 12 0A 095.00

Tennessee Certification of Electronic Document

I, Ontasia Petteway, 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.

Ontasia Petteway
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Kathleen S. Kuhn, a notary public for this county and
Notary's Name

state, Ontasia Petteway, who acknowledges that this certification of an electronic
Signer's Name

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

Kathleen S. Kuhn
Notary Signature

MY COMMISSION EXPIRES: 11-10-20

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kathleen S. Kuhn, Notary Public
Whitehall Boro, Allegheny County
My Commission Expires Nov. 10, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

(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).