Karen Johnson Davidson County
Batch# 369774 DEEDQC
03/10/2020 08:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200310-0026493

Commitment Number: 26463220
Seller's Loan Number: 400420563

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, 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:
Vanita Venee Buckley and **Derelmy Buckley**, 1351 General George Patton Rd, Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
142 09 0E 137.00

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.

Vanita Venee Buckley, a married person, whose mailing address is **1351 General George Patton Rd, Nashville, TN 37221**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Vanita Venee Buckley** and **Derelmy Buckley**, a married couple, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **1351 General George Patton Rd, Nashville, TN 37221**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described property: Land in Davidson County, Unit No. 1351, together with the Carport designated No. 1351-C in River Plantation, Section Seven, A Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown by a map of record in Book 5200 at pages 705 and 706, and as described in a Master Deed recorded in Book 6226, Page 9, in the

Davidson County, Tennessee Register of Deeds Office. Being the same parcel conveyed to Vanita Venee Buckley from Aaron Massey, by virtue of a deed dated 5/9/2019, recorded 5/16/2019, in deed as instrument no. 20190516-0046250 county of Davidson, state of Tennessee. Assessor's Parcel No: 142 09 0E 137.00
Property Address is: 1351 General George Patton Rd, Nashville, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20190516-0046250 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 142 09 0E 137.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 2/21, 2020:

Vanita Venee Buckley

Vanita Venee Buckley

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 21 Feb, 2020 by **Vanita Venee Buckley** who is personally known to me or has produced a TN DL 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.

Barbara Collins
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
Nov. 26, 2022

State of TN
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Subscribed and sworn to before me

This 21 day of Feb., 2020.

Vanita Venee Buckley
Affiant



My Commission Expires
Nov. 26, 2022

Vanita Venee Buckley
Print Name

(Seal)

Barbara Collins
Notary Public

My commission expires:

11-26-2022

Barbara Collins
Print Name

True Copy Cerification

I, Jeanette Harper, 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.

Jeanette Harper
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Jeanette Harper, who acknowledges that this certification of an electronic
Signer's Name

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

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries