Karen Johnson Davidson County
Batch# 377412 DEEDQC
03/25/2020 12:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200325-0032430

Commitment Number: 20NL07020

After Recording, Return To:
Nations Lending Services
9801 Legler Road
Lenexa, KS 66219

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.

Value of transfer: $0.00

New Property Owner/Mail Tax Statements To:
Clark A. Harris, 4016 Alicia Ln., Antioch, TN 37013-2598

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
150 06 0A 017.00

QUITCLAIM DEED

Clark A. Harris, an unmarried man and **Johnnie P. Corley**, an unmarried person, hereinafter grantors, whose tax-mailing address is **4016 Alicia Ln., Antioch, TN 37013-2598**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Clark A. Harris**, hereinafter grantee, whose tax mailing address is **4016 Alicia Ln., Antioch, TN 37013-2598**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described real estate, situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of The Parks at Priest Lake, Subdivision Phase Two as shown on the final plat of record in Instrument No. 201009240076273, as corrected in Instrument No. 201011090089918, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

DERIVATION CLAUSE

Being the same premises as conveyed in Deed from Clark A. Harris, an unmarried man recorded 11/30/2018 in Document Number 201811300116778, in said County and State. Commonly known as: 4016 Alicia Ln, Antioch, TN, 37013

Parcel ID: 150 06 0A 017.00

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 March 17th, 2020:

Clark A. Harris

Clark A. Harris

Johnnie P Corley

Johnnie P. Corley

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 3/17/2020, 2020 by **Clark A. Harris** and **Johnnie P. Corley** who are personally known to me or have produced _____ as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

Commission expires: 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
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 or value of the property transferred, whichever is greater is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 17 day of March, 2020.

Jill M Neely
Affiant

Jill M Neely
Print Name

(Seal)

Notary Public

My commission expires:

3/13/21

Silvia Bermudez
Print Name

CTIC# _____

Commission expires: 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2024