Karen Johnson Davidson County
Batch# 380001 DEEDQC
03/31/2020 12:12:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200331-0034416

Commitment Number: 25766094
Seller's Loan Number: 400377067

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:
Amanda Harris, 112 Myers Ave, Goodlettsville, TN 37072

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
019 13 0 035.00

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.

Amanda Harris, (whose mailing address is **112 Myers Ave, Goodlettsville, TN 37072), an unmarried woman**, and **Ann Harris, joined by her spouse George Gary Harris,** (whose mailing address is 100 Circle Dr Hendersonville, TN.), **a married woman**, whose mailing address is **112 Myers Ave, Goodlettsville, TN 37072**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Amanda Harris, an unmarried woman**, hereinafter grantee, whose tax mailing address is **112 Myers Ave, Goodlettsville, TN 37072**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, Beginning at a point in the north margin of Myers Avenue, which point is the southwest corner of a tract of land conveyed to L. R. Huffine and wife, by deed of record in Book 1151, Page 635, running thence along the north margin of Myers Avenue, in a westerly direction, 100 feet to a point in the north margin of Myers Avenue; thence north 131 feet; more or less, to a point in the south margin of a 10 foot alley,

which point is 95 feet west of the northwest corner of the Huffine tract above referred to; thence in an easterly direction along the south margin of said alley; 95 feet to the west margin of the above described Huffine property; thence south 131 feet, more or less, along the west margin of the L.R. Huffine property to the north margin of Myers Avenue, the point of beginning.

Being the same parcel conveyed to Amanda Harris and Ann Harris from Travis Wilson, by virtue of a deed dated 1/25/2019, recorded 1/30/2019, as instrument no. 20190130-0008893, County of Davidson, State of Tennessee.

Assessor's Parcel No: 019 13 0 035.00

Property Address is: 112 Myers Ave, Goodlettsville, TN 37072

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20190130-0008893 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 019 13 0 035.00

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 3/20, 2020:

Amanda Harris

Ann Harris

George Gary Harris

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 20 March, 2020 by **Amanda Harris** and **Ann Harris** and **George Gary Harris** who are personally known to me or have produced a TN DL 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.

Barbara Collins
Notary Public

BARBARA COLLINS 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 $0.00.

Subscribed and sworn to before me

This 20 day of March, 2020.

Affiant

Amanda Harris
Print Name

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
Nov. 26, 2022

(Seal)

Barbara Collins
Notary Public

My commission expires:

11-26-2022

Barbara Collins
Print Name

True Copy Cerification

I, Amy Cox, 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.

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, Amy Cox, 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