Karen Johnson Davidson County
Batch# 406908 DEEDQC
05/28/2020 09:38:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20200528-0054821

Commitment Number: 26626045
Seller's Loan Number: 103665077

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:
Robert Morrison. III and **Katherine Morrison**, 4820 BRIARWOOD DR., NASHVILLE, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 146-04-0-084

26626045

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.

Robert Morrison. III, grantor, a married man, whose mailing address is **4820 BRIARWOOD DR., NASHVILLE, TN 37211**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Robert Morrison. III** and **Katherine Morrison, husband and wife**, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **4820 BRIARWOOD DR., NASHVILLE, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Situated in the County of Davidson, and State of Tennessee.

Being Lot No. 566 on the Plan of Section Fourteen, Caldwell Hall of record in Plat Book 3300, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same parcel conveyed to Robert Morrison, III, a married man and Robert Morrison, Jr., a single man from Taylor Shomaker and wife, Brooke Shomaker, by virtue of a deed dated 05/31/2018, recorded 06/11/2018, in deed as instrument no. 201806110055565 county of Davidson, state of Tennessee.

Property Address is: 4820 BRIARWOOD DR., NASHVILLE, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 201806110055565 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 146-04-0-084

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 23 APR, 2020:

Robert Morrison. III

STATE OF TN
COUNTY OF DAVIS

The foregoing instrument was acknowledged before me on 23rd APR, 2020 by **Robert Morrison. III** who is personally known to me or has produced 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.

CHERYL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public Ex 11.17.2020

202005280054821

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 23rd day of APR, 2020.

Affiant

Robert Morrison III
Print Name

(Seal)

CHERYL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My commission expires:

11. 17. 2020

Cheryl L Moore
Print Name

ACKNOWLEDGEMENT

State of TN

County of DAVIDSON

On 24 APR, 2020 before me, CHERYL L MOORE, a notary public, personally appeared ROBERT MORRISON III,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature _____ (Seal)

Printed Name CHERYL L MOORE

Commission Expires 11.17.2020

CHERYL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

ACKNOWLEDGEMENT

State of TN

County of DAVIDSON

On 24 APR, 2020 before me, CHERYL L MOORE, a notary public, personally appeared KATHERINE MORRISON,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature _____ (Seal)

Printed Name CHERYL L MOORE

Commission Expires 11.17.2020

CHERYL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

ACKNOWLEDGEMENT

State of TN

County of DAVIDSON

On 24 APR, 20 20 before me, CHERYL L MOORE, a notary public, personally appeared ROBERT MORRISON JR,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature _____ (Seal)

Printed Name CHERYL L MOORE

Commission Expires 11.17.2026

CHERYL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

True Copy Cerification

I, Jaimi Petrosky, 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.

Jaime Petrosky
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, Jaimi Petrosky, 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