Karen Johnson Davidson County
Batch# 415319 DEEDQC
06/16/2020 09:03:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200616-0061682

Commitment Number: 26525821
Seller's Loan Number: 103640720

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:
Reuben Rogers and **Ravonda C. Brown**, 2309 Alteras Drive, Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
173-09-0A-585.00-C

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.

Ravonda C. Brown, grantor, a married woman, whose mailing address is **2309 Alteras Drive, Nashville, TN 37211**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Reuben Rogers** and **Ravonda C. Brown**, **husband and wife**, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **2309 Alteras Drive, Nashville, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot No. 559 as shown on the plan of Section One, Phase Eight, Lenox Village, of record as Instrument No. 20060824-0104608 in the Register's Office for Davidson County, Tennessee.

Being the same parcel conveyed to Ravonda C. Brown from David Aaron and Susan E. Aaron, by virtue of a deed dated 12/12/2011, recorded 01/06/2012, in deed book , page , as instrument no. 20120106-0001583 county of Davidson, state of Tennessee.

Assessor's Parcel No: 173-09-0A-585.00-C

Property Address is: 2309 Alteras Drive, Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20120106-0001583 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 173-09-0A-585.00-C

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 4-9, 2020:

Ravonda C. Brown

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 9th, 2020 by **Ravonda C. Brown** who is personally known to me or has produced Drivers License 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.

Notary Public

Not attached

ACKNOWLEDGEMENT

State of TN

County of Davidson

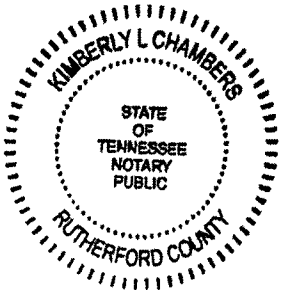
On April 9th, 2020 before me, Kimberly L. Chambers, a notary public, personally appeared ~~Rachel Eagles and~~ Amanda C. Brown,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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 Kimberly L. Chambers (Seal)

Printed Name Kimberly L. Chambers

Commission Expires 1-25-2023



State of Pennsylvania
County of Allegheny

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 29th day of May, 2020.

Affiant

Laura DiPietro
Print Name

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

(Seal)

Notary Public

My commission expires:
5/4/2022

Lissette Anne Moree
Print Name

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