Karen Johnson Davidson County
Batch# 415473 DEEDQC
06/16/2020 10:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200616-0061856

Prepared By:
Timios, Inc.
2301 W. Plano Pkwy., Suite 215
Plano, TX 75075
Phone: (877) 251-0255
After Recording Return To:
CARRIE DAVIS
5412 ROXBOROUGH POINT,
HERMITAGE, TN 37076

Send Tax Bills To New Owner Mailing Address:
CARRIE DAVIS
5412 ROXBOROUGH POINT, HERMITAGE, TN 37076
Map & Parcel Nos.:
09802006600

QUITCLAIM DEED

CARRIE DAVIS F/K/A CARRIE WALLER, MARRIED, grantor, **FOR AND IN CONSIDERATION** of TEN DOLLARS, the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby quitclaim and convey unto **CARRIE DAVIS, AN UNMARRIED WOMAN**, grantee, her heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land located in DAVIDSON County, Tennessee and described as follows:

5412 ROXBOROUGH POINT, HERMITAGE, TN 37076

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS. TO-WIT: BEING LOT NO. 13 ON THE PLAN OF ROXBOROUGH EAST, PHASE II-B, OF RECORD IN PLAT BOOK 7900, PAGE 601, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. **PARCEL: 09802006600** BEING THE SAME PROPERTY CONVEYED TO CARRIE WALLER, MARRIED BY DEED FROM G. SCOTT GRAVES AND WIFE, CHRISTY L. GRAVES RECORDED 08/09/2016 IN DEED INSTRUMENT NO. 201608090082568, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is [improved/unimproved] property known as 5412 ROXBOROUGH POINT.
Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has [Grantors have] caused this instrument to be executed on this 09 day of APR, 20 20.

Carrie Davis FKA Carrie Waller

CARRIE DAVIS F/K/A CARRIE WALLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, CARRIE DAVIS, the bargainor with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes there in contained.

WITNESS my hand and official seal at HERMITAGE, TN, this the 09 day of APR, 2020.

NOTARY PUBLIC
My Commission Expires: 11.17.2020

CHERYL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Affidavit of Consideration:

State of: PA

County of: ALLEGHENY

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subject Property:

Subscribed and sworn before me, this 22nd day of MAY, 2020.

Matt Popchock

Affiant: MATT POPCHOCK

Notary Signature: Jennifer L Lander
Jennifer L. Lander

My Commission Expires: 10/17/2023

Notary Seal/Stamp:

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

Certification of Electronic Document:

I, DAVID GREENHALGH, do hereby make oath that I am a licensed attorney and/or the 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: PA

County of: Allegheny

Personally appeared before me, Autumn R Carnegie, a notary public for this county and state, DAVID GREENHALGH (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature: _____
Autumn R. Carnegie

My Commission Expires: 06/06/2020

Notary Seal:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic document registered by county registers prior to July 1, 2007, shall be considered with or without the certification provided in subsection (2).