Karen Johnson Davidson County
Batch# 416738 DEEDQC
06/17/2020 08:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200617-0062788

Commitment Number: 20NL21340

After Recording, Return To:
~~Nations Lending Services~~ WR Inc
9801 Legler Road
Lenexa, KS 66219
20WR17089
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:
Tiffany Grooms-Williams, 141 Took Dr, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
163 02 0B 040.00

QUITCLAIM DEED

Tiffany Grooms, now married to Brandon Grooms, who took title as Tiffany N. Walker, unmarried, hereinafter grantors, whose tax-mailing address is **141 Took Dr, Antioch, TN 37013**, WITHOUT consideration paid, grants and quitclaims to **Tiffany Grooms, a married woman as her sole and separate property**, hereinafter grantee, whose tax mailing address is **141 Took Dr, Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being all of Lot No. 79 on the Plan of First Amendment, Berkeley Hall, Phase Five, Section One, of Hickory Highlands, P.U.D., as shown by plat appearing of record in Instrument No. 20050706-0077601, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot. Subject to all easements, reservations, covenants, conditions, agreements of record if any.

DERIVATION CLAUSE

Being the same property conveyed to Tiffany N. Walker, unmarried by Warranty Deed from Southern Home Builders, LLC., a Tennessee Limited Liability Company as recorded 01/03/2006 as Document 20060103-0000529.

Commonly Known As: 141 Took Dr, Antioch, TN 37013
Tax ID: 163 02 0B 040.00

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 May 23, 2020:

Tiffany Grooms ~~Williams~~ TG

Brandon Grooms

STATE OF VA
COUNTY OF Fairfax

The foregoing instrument was acknowledged before me on 23 May, 2020 by **Tiffany Grooms ~~Williams~~** TG **and Brandon Grooms** who is personally known to me or has produced 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.

Notary Public Linda D James, Notary Public

Linda D. James
Notary Public
Commonwealth of Virginia
Commission No. 358881
My Commission Expires 07/31/2021

State of VA
County of Fairfax

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 $ Ø 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 23 day of May, 2020.

Affiant

Tiffany Grooms
Print Name

(Seal)

Notary Public

My commission expires:

31 July 2021

Linda D James, Notary Public
Print Name

CTIC# _____

Linda D. James
Notary Public
Commonwealth of Virginia
Commission No. 358881
My Commission Expires 07/31/2021

Tennessee Certification of Electronic Document

I, Darian Cheffen (Signer's Name), 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.

Darian Cheffen (Signature)

State of Kansas

County of Johnson

Personally appeared before me, Marguerite L. Stalzer (Notary's Name) a notary public for this county and state, Darian Cheffen (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marguerite L Stalzer (Notary's Signature)

MY COMMISSION EXPIRES: 9-3-2022

NOTARY'S SEAL

STATE OF KANSAS NOTARY PUBLIC

MARGUERITE L. STALZER
My Appointment Expires
September 3, 2022

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

SA0241

00569731