Karen Johnson Davidson County
Batch# 417606 DEEDQC
06/17/2020 02:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200617-0063313

Commitment Number: 26412751
Seller's Loan Number: 103615542

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:
Keiko Shigeno, 4205 Stone Hall Boulevard, Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
085-04-0A-113.00-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.

Keiko Berg N/K/A Keiko Shigeno, an unmarried woman, whose mailing address is **4205 Stone Hall Boulevard, Hermitage, TN 37076**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Keiko Shigeno**, an unmarried woman, hereinafter grantee, whose tax mailing address is **4205 Stone Hall Boulevard, Hermitage, TN 37076**, 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. 113 on the Plan of First Revision First Plat Major Subdivision, The Reserve at Stone Hall (formerly Eversong at Ravenwood), Phase 1, Section la, a Planned Unit Development of record in Plat at Instrument No. 20091005-0092019, in the Registers 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 Keiko Berg, unmarried from Cory P. Owen, a married man, by virtue of a deed dated 03/06/2014, recorded 03/06/2014, in deed book , page , as instrument no. 20140306-0018848 county of Davidson, state of TN.

Assessor's Parcel No: 085-04-0A-113.00-C

Property Address is: 4205 Stone Hall Boulevard, Hermitage, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20140306-0018848 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 085-04-0A-113.00-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 5/20, 2020:

Keiko Berg N/K/A Keiko Shigeno

Keiko Berg N/K/A Keiko Shigeno

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 20, 2020 by **Keiko Berg N/K/A Keiko Shigeno** who is personally known to me or has produced TN Driver 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.

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

Carol DiGiore
Notary Public

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