Karen Johnson Davidson County
Batch# 419766 DEEDQC
06/19/2020 09:00:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200619-0065035

Commitment Number: 26405756

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:
Jonathan Sei, 1200 RIVERBIRCH WAY, Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
097-02-0A-187.00-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.

Jonathan Sei, single, and **Ronald Pacholec**, single, whose mailing address is **1200 RIVERBIRCH WAY, Hermitage, TN 37076**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Jonathan Sei**, a single man, hereinafter grantee, whose tax mailing address is **1200 RIVERBIRCH WAY, Hermitage, TN 37076**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 187 on the Plan of Villages of Riverwood, Section One, Phase 2B, of record in Instrument No. 201205 10- 0040662, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same parcel conveyed to Jonathan Sei and Ronald Pacholec from Jonathan Sei, by virtue of a deed dated 07/19/2013, recorded 07/19/2013, in deed book , page , as instrument no. 20130719-0074988 county of Davidson, state of Tennessee.

Assessor's Parcel No: 097-02-0A-187.00-C

Property Address is: 1200 RIVERBIRCH WAY, 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. 20130719-0074988 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 097-02-0A-187.00-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 February 21, 2020:

Jonathan Sei

Jonathan Sei

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 2, 2022

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 21, 2020 by **Jonathan Sei** who is personally known to me or has produced TN DRIV Lic 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 DeMore
Notary Public

Ronald Pacholec

Ronald Pacholec

STATE OF Tennessee
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on February 21, 2020 by **Ronald Pacholec** who is personally known to me or has produced TN DRIV Lic 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
COUNTY OF DAVIDSON
My Commission Expires
May 2, 2022

Carol DiGiore
Notary Public

State of Tennessee
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 21 day of February, 2020.

Jonathan Sei
Affiant

JONATHAN SEI
Print Name

(Seal)

Carol DiGiore
Notary Public

My commission expires:

5-2-22

CAROL DiGIORE
Print Name

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
May 2, 2022

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