Karen Johnson Davidson County
Batch# 426407 DEEDQC
06/25/2020 04:07:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200625-0069015

File Number: OS3300-20030786

After Recording, Send To:
TITLE 365
345 ROUSER ROAD,BLDG 5,SUITE 300
CORAOPOLIS, 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:
James Jones Jr., a married man, 512 BLACK MOUNTAIN CT ANTIOCH, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
135-14-0A-133-00

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.

James Jones, Jr., unmarried, hereinafter grantor, whose tax-mailing address is **512 BLACK MOUNTAIN CT ANTIOCH, TN 37013**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **James Jones Jr., a married man**, hereinafter grantee, whose tax mailing address is **512 BLACK MOUNTAIN CT ANTIOCH, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Antioch, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of Phase Three, Pinnacle Point Subdivision, of record in Book 6900, Pages 391-393, Register's Office for Davidson County, Tennessee. Being the same property conveyed from Robert Whitelow and Tara Whitelow, a married couple to James Jones, Jr., unmarried by deed dated February 15, 2018 and recorded February 16, 2018 as Instrument Number 20180216-0015246, of official records. APN: 135-14-0A-133-00
Property Address is: 512 BLACK MOUNTAIN CT ANTIOCH, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20180216-0015246 recorded at Book _____, Page _____ in the Register's Office of Davidson County, Tennessee.

Parcel ID: 135-14-0A-133-00

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 June 16, 2020:

James Jones, Jr.

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 16, 2020 by **James Jones, Jr.** who is personally known to me or has produced driver's 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.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

State of TN
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 or value of the property transferred, whichever is greater is $_____ 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 16th day of June, 2020.

Affiant

James Jones Jr.
Print Name

(Seal)

Karen R. Campbell
Notary Public

My commission expires:

Nov. 8, 2021

Karen R. Campbell
Print Name

CTIC# _____

KAREN R. CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Tennessee Certification of Electronic Document

I, Autumn R Carnegie, 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 PA

County of Allegheny

Personally appeared before me, Tina Darick, a notary public for this county and state,
Notary's Name

Autumn R Carnegie, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 2-10-2021

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
TINA M DARICK
Notary Public
FINDLEY TWP. ALLEGHENY COUNTY
My Commission Expires Feb 10 2021

NOTARIAL SEAL
TINA M DARICK
Notary Public
FINDLEY TWP. ALLEGHENY COUNTY
My Commission Expires Feb 10 2021

(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

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