Karen Johnson Davidson County
Batch# 429815 DEEDQC
07/01/2020 02:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200701-0071425

Commitment Number: 26721194
Seller's Loan Number: 103688520

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:
David A. Jacob and **Kristin Hines**, 2818 Hody Drive, Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
083-15-0-143

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.

David A. Jacob, a formerly single person, and **Kristin Hines**, a formerly single person, whose mailing address is **2818 Hody Drive, Nashville, TN 37206**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **David A. Jacob** and **Kristin Hines**, husband and wife, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **2818 Hody Drive, Nashville, TN 37206**, 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. 162, Section One, Fortland Park, as of record in Book 2663, Page 61, Registers Office for said County, to which plan reference is hereby made for a more complete description. Being the same parcel conveyed to David A. Jacob, and Kristin Hines, from Mark Upshaw and wife, Virqinia Dale Upshaw, by virtue of a deed dated 07/27/2017, recorded 08/02/2017, as instrument no. 20170802-0078563 county of Davidson, state of TN. Assessor's Parcel No: 083-15-0-143

Property Address is: 2818 Hody Drive, Nashville, TN 37206

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20170802-0078563 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 083-15-0-143

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 May 14, 2020:

David A. Jacob

Kristin Hines

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 14, 2020 by **David A. Jacob** and **Kristin Hines** who are personally known to me or have produced Driver License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

JANA DRURY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
COUNTY OF DECEMBER 19, 2023

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 14th day of May, 2020.

Affiant

David A. Jacob
Print Name

(Seal)



Notary Public

My commission expires:

December 19th, 2023

Jana Drury
Print Name

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