Karen Johnson Davidson County
Batch# 433113 DEEDQC
07/08/2020 12:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200708-0073914

Commitment Number: 26900131
Seller's Loan Number: 400445308

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:
Brent B. Sayles Jr. and **Serena Alaina Moore**, 3321 Wellenstein Way Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 149150A40500CO

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.

Brent B. Sayles Jr., grantor, formerly a single man, whose mailing address is **3321 Wellenstein Way Antioch, TN 37013**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Brent B. Sayles Jr.** and **Serena Alaina Moore, husband and wife**, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **3321 Wellenstein Way Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 3321 Wellenstein Way Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Book 20110413-0028562 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 149150A40500CO

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 June 16, 2020:

Brent B. Sayles Jr.

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 16, 2020 by **Brent B. Sayles Jr.** who is personally known to me or has produced 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.

Notary Public

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

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 $0.00.

Subscribed and sworn to before me

This 16th day of June, 2020.



(Seal)

Affiant

Brent B. Sayles, Jr.
Print Name

Notary Public

My commission expires:

December 19th, 2023

Jana Drury
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee being Lot No. 113 on the Plan of Cambridge Forest, Phase Ten, R-15 Residential PUD of record in Instrument No. 2007010300001061 recorded January 3, 2007, Register's Office for Davidson county, Tennessee, to which reference is hereby made for a more complete description

Being the same parcel conveyed to Brent B. Sayles Jr. from Citizens Homes, a Delaware Corporation, by virtue of a deed dated 4/6/2011, recorded 4/13/2011, as Instrument No. 20110413-0028562 County of Davidson, State of Tennessee.

Assessor's Parcel No: 149150A40500CO

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