Karen Johnson Davidson County
Batch# 433201 DEEDQC
07/08/2020 01:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200708-0074041

Commitment Number: 26567170
Seller's Loan Number: 103653151

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:
Rebekah Vickery, 848 Kirkwood Avenue #A, Nashville, TN 37204-2646

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
118-01-0B-001.00-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.

Rebekah Vickery, an unmarried woman, who acquired title without a marital status, whose mailing address is **848 Kirkwood Avenue #A, Nashville, TN 37204-2646**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Rebekah Vickery**, an unmarried woman, hereinafter grantee, whose tax mailing address is **848 Kirkwood Avenue #A, Nashville, TN 37204-2646**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described property: Land in Davidson County, Tennessee, being Unit No. 1A on the Plan of Kirkwood Glen as established in Declaration of Covenants of record in Instrument No. 20050923-0114370, as amended in Instrument No. 2005 1014-0124168 and Instrument 20110316-0020783, corrected by Scriveners Affidavit of record in Instrument No. 20110701-0050785, in the Register's 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 Rebekah Vickery from William T. Chapman, by virtue of a deed dated 07/07/2017, recorded 07/12/2017, in deed book , page , as instrument no. 20170712-0069982 county of Davidson, state of TN. Assessor's Parcel No: 118-01-0B-001.00-C Property Address is: 848 Kirkwood Avenue #A, Nashville, TN 37204-2646

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20170712-0069982 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 118-01-0B-001.00-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 April 16, 2020:

Rebekah Vickery

Rebekah Vickery

STATE OF Alabama
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me on April 16, 2020 by **Rebekah Vickery** 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.

John Caldwell

Notary Public

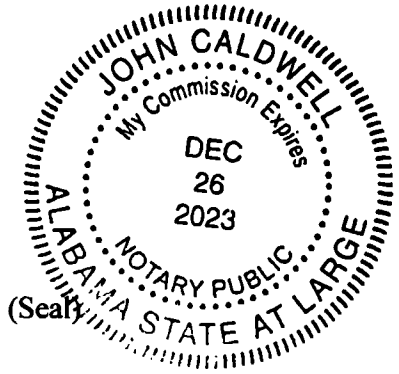
JOHN CALDWELL
My Commission Expires
DEC
26
2023
NOTARY PUBLIC
ALABAMA STATE AT LARGE

State of Alabama
County of Jefferson

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 $ Ø .

Subscribed and sworn to before me

This 16 day of April, 2020.



(Seal)

Rebekah Vickery
Affiant

Rebekah Vickery
Print Name

John Caldwell
Notary Public

My commission expires:
John Caldwell
My Commission Expires
12/26/2023

John Caldwell
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