Karen Johnson Davidson County
Batch# 433529 DEEDQC
07/09/2020 09:19:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200709-0074437

Commitment Number: 27049688
Seller's Loan Number: 400464560

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:
Amy M Moore and **James Trent Moore**, 2505 Stones River Ct, Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
073 16 0 070.00

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.

Amy Michelle Jackson, N/K/A Amy Michelle Moore and James Trent Moore, wife and husband, whose mailing address is **2505 Stones River Ct, Nashville, TN 37214**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Amy M Moore and James Trent Moore, wife and husband**, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **2505 Stones River Ct, Nashville, TN 37214**, 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: 2505 Stones River Ct, Nashville, TN 37214

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20181204-0118304 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 073 16 0 070.00

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 22, 2020:

Amy Michelle Jackson
N/K/A Amy M Moore

Amy Michelle Jackson,
N/K/A Amy M Moore

James Trent Moore

James Trent Moore

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 22, 2020 by **Amy Michelle Jackson, N/K/A Amy Michelle M Moore** and **James Trent Moore** 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

Jana Drury
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 $0.00.

Subscribed and sworn to before me

This 22nd day of June, 20 20.



(Seal)

Amy M. Moore
Affiant

Amy M. Moore
Print Name

Jana Drury
Notary Public

My commission expires:

December 19th, 2023

Jana Drury
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Two Rivers Subdivision of record in Plan Book 3600, Page 65, Registers Office for Davidson County, Tennessee to which Plan reference is hereby made for a complete description thereof

Being the same parcel conveyed to Amy Michelle Jackson and James Trent Moore from Delmas A. Ryan, Sr. and Teressa G. Ryan, by virtue of a deed dated 11/29/2018, recorded 12/4/2018, as instrument no. 20181204-0118304 county of Davidson, state of Tennessee.

Assessor's Parcel No: 073 16 0 070.00

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