Karen Johnson Davidson County
Batch# 433536 DEEDQC
07/09/2020 09:27:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200709-0074448

Commitment Number: 27070554
Seller's Loan Number: 400463119

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:
Robert G. Epps and **Kingsley A. Epps, husband and wife, as tenants by the entireties**, 8314 Mccrory LN., Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 140-00-0-014.02

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.

Robert G. Epps, grantor, a married man, whose mailing address is **8314 Mccrory LN., Nashville, TN 37221**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Robert G. Epps** and **Kingsley A. Epps, husband and wife, as tenants by the entirety**, hereinafter grantees, whose tax mailing address is **8314 Mccrory LN., Nashville, TN 37221**, 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: 8314 Mccrory LN., Nashville, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Book 20130819-0086772 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 140-00-0-014.02

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 22 June, 2020:

HELEN F MACKEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
9/17/2023
SUMNER COUNTY

Robert G. Epps

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 22 June, 2020 by **Robert G. Epps** who is personally known to me or has produced TN D.L. 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.

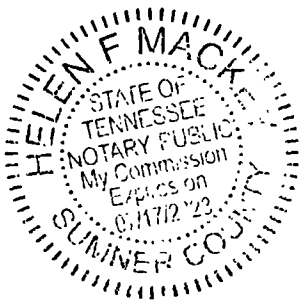
Notary Public

HELEN F MACKEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
9/17/2023
SUMNER COUNTY

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 22 day of June, 2020.



(Seal)

Affiant

Robert G. Epps
Print Name

Notary Public

My commission expires:

07/17/2023

Helen F. Mackey
Print Name

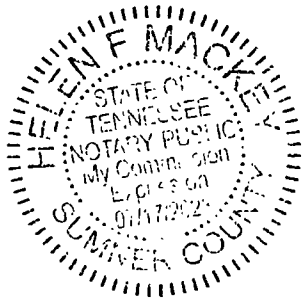


EXHIBIT A
(LEGAL DESCRIPTION)

Land in the 9th Civil District of Davidson County, 'Tennessee, described according to a survey made for Steve Draper, March 26, 1973, as follows: Beginning in the center of McCrory Lane in the Northwesterly line of the property conveyed to Alfred C. Rutherford and others, by deed from G.T. Developers, Inc., of record in Book 3610, page 227, Register's Office for Davidson County, Tennessee; thence with said line North 46 deg. East 436 feet, thence North 2 deg. East 101 feet to an iron pin; thence North 85 deg., 30 West 200 feet to an iron pin; thence South 43 deg. 20 West 377 feet to the center of McCrory Lane; thence with the center of said Lane South 45 deg. East 200 feet to the beginning, containing 2.2 acres, more or less. Being the same parcel conveyed to Robert G. Epps from James J. Gardner and Kelly Christina Gardner, by virtue of a deed dated 08/15/2013, recorded 08/19/2013, in deed book , page , as instrument no. 20130819-0086772 county of Davidson, state of Tennessee. Assessor's Parcel No: 140-00-0-014.02.

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