Karen Johnson Davidson County
Batch# 434714 DEEDQC
07/10/2020 10:48:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200710-0075318

Commitment Number: 27069892
Seller's Loan Number: 21320602036

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:**
**TORI B. BROYLES and DAVID B. BROYLES**, 1400 WOODCHIMES CT., HERMITAGE, TN 37076

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**086 07 0 200.00**

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## 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.**

**TORI BRYANT N/K/A TORI B. BROYLES**, married, whose mailing address is **1400 WOODCHIMES CT., HERMITAGE, TN 37076**, hereinafter grantor, for **$0.00** (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **TORI B. BROYLES and DAVID B. BROYLES**, a married couple, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **1400 WOODCHIMES CT., HERMITAGE, TN 37076**, 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: 1400 WOODCHIMES CT., HERMITAGE, TN 37076**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20140819-0075010 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 086 07 0 200.00

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 23 June, 2020:

T. Bryant

N/K/A Tori B. Broyles

**TORI BRYANT**
**N/K/A TORI B. BROYLES**

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Nov. 26, 2022

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on 23 June, 2020 by **TORI BRYANT N/K/A TORI B. BROYLES** who is personally known to me or has produced a TN DL 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.

Barbara Collins
Notary Public

State of TN
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 $ Ø.

Subscribed and sworn to before me

This 23 day of June, 2020.

Tori B. Broyles
Affiant




My Commission Expires
Nov. 26, 2022

Tori B. Broyles
Print Name

(Seal)

Barbara Collins
Notary Public

My commission expires:

11-26-2022

Barbara Collins
Print Name

**EXHIBIT A**
**(LEGAL DESCRIPTION)**

**Land In Davidson County, Tennessee, Being Lot 268, Final P.U.D. Plan, Phase V- B Revised, Jackson's Retreat, As Shown On Plat Of Record In Plat Book 6250, Page 905, in The Register's Office, Davidson County, Tennessee, To Which Plat Reference Is hereby Made For A More Particular Description Of Said Property.**

**Being the same parcel conveyed to Tori Bryant from Matthew Danskin and Krystle Danskin, by virtue of a deed dated 8/11/2014, recorded 8/19/2014, as instrument no. 20140819-0075010 county of Davidson, state of Tennessee.**

**Assessor's Parcel No: 086 07 0 200.00**

# True Copy Cerification

I, Jeanette Harper, 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.

Jeanette Harper
*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, Jeanette Harper, 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