Karen Johnson Davidson County
Batch# 435710 DEEDQC
07/13/2020 08:06:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200713-0075904

Commitment Number: 26875488

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:
Teresa Evans, 3412 Hope Cove, Nashville, TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 135-10-0C-141-00

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.

Teresa Evans, unmarried, and **Bria Evans**, unmarried, whose mailing address is **3412 Hope Cove, Nashville, TN 37217**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Teresa Evans**, unmarried, hereinafter grantee, whose tax mailing address is **3412 Hope Cove, Nashville, TN 37217**, 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: 3412 Hope Cove, Nashville, TN 37217

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20161214-0131031 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 135-10-0C-141-00

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 6-26, 2020:

Teresa Evans (Evans)
Teresa Evans

Bria Evans
Bria Evans

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 6, 2020 by **Teresa Evans** and **Bria Evans** who are personally known to me or have produced Tn drivers lic 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.

Carol DiGiore
Notary Public

My Commission expires 5-2-22

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
May 2, 2022

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.

Subscribed and sworn to before me

This 6 day of June, 2020.

Teresa Evans
Affiant

Teresa Evans
Print Name

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires MAY 2, 2022

(Seal)

Carol DiGiore
Notary Public

My commission expires:
5-2-22

Carol DiGiore
Print Name

Order No.: 26875488

LEGAL DESCRIPTION

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Number 121 on the Plan of Ransom Park, Section Five, as recorded in Instrument Number 20041118-0138647, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same parcel conveyed to Teresa Evans and Bria Evans from Robert Ibe, by virtue of a deed dated 12/12/2016, recorded 12/14/2016 as instrument no. 20161214-0131031 county of Davidson , state of Tennessee

Assessor's Parcel No: 135-10-0C-141-00

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