Karen Johnson Davidson County
Batch# 437409 DEEDQC
07/14/2020 01:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200714-0076942

Commitment Number: 26896786
Seller's Loan Number: 400452250

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:
Jerry Louis Pentecos and **Amy Blomme**, 902 Saunders Avenue Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
051 03 0 083.00

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.

Jerry Louis ~~Pentecos~~, single, whose mailing address is **902 Saunders Avenue Madison, TN 37115**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Jerry Louis ~~Pentecos~~, single,** and **Amy Blomme, single**, as joint tenants, hereinafter grantees, whose tax mailing address is **902 Saunders Avenue Madison, TN 37115**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson county, Tennessee, being Lot no. 99 on the map of section two, pleasant acres, as of record in book 2133, page 75, register's office for Davidson county, Tennessee.

Said lot no. 99 fronts 138.09 feet on the west side of Saunders drive and runs back between lines, 203.2 feet on the south line and 242.65 feet on the north line which is a broken line to a dead line in the rear on which it measures 75 feet.

Being the same parcel conveyed to Jerry Louis Pentecost from ky Darrell Hunter, by virtue of a deed dated 4/30/2019, recorded 5/8/2019 as instrument no. 20190508-0043108 county of Davidson, state of Tennessee.

Property Address is: 902 Saunders Avenue Madison, TN 37115

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was 20190508-0043108 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 051 03 0 083.00

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 13, 2020:

Jerry Louis ~~Pentecos~~ JLP
Pentecost

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 13, 2020 by **Jerry Louis ~~Pentecos~~*** 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.

* Pentecost JLP

JANA DRURY
TENNESSEE NOTARY PUBLIC
My Comm Exp. DECEMBER 19, 2023
COUNTY OF

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 13th day of June, 20 20.

Affiant

Jerry Louis Pentecost
Print Name



(Seal)

Jana Drury
Notary Public

My commission expires:

December 19th, 2023

Jana Drury
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