Karen Johnson Davidson County
Batch# 452161 DEEDQC
08/06/2020 02:58:30 PM 6 pgs
Fees: $33.00 Taxes: $159.10
20200806-0087760

Commitment Number: 26935534
Seller's Loan Number: 4004564573

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:
Jessica R. Lewis, 1512 Corder Dr., Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
072-16-0-232.00

QUITCLAIM DEED

Daniel D. Chuquin, single, and **Jessica R. Lewis, single**, who incorrectly took title as a married couple, whose mailing address is **1512 Corder Dr., Nashville, TN 37206**, hereinafter grantors, for $43,000.00 (Forty Three Thousand Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Jessica R. Lewis, single**, hereinafter grantee, whose tax mailing address is **1512 Corder Dr., Nashville, TN 37206**, 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: 1512 Corder Dr., Nashville, TN 37206

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20190103-0000682 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 072-16-0-232.00

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 25th, 2020:

Daniel D. Chuquin

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on June 25, 2020 by **Daniel D. Chuquin** who are personally known to me or have produced Driver's 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.

Notary Public

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXPIRES 5/17/2023

Executed by the undersigned on 4/25/2020, 2020:

4/25/2020

Jessica R. Lewis

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on June 25, 2020 by **Jessica R. Lewis** who are personally known to me or have produced Driver 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.

Notary Public

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXPIRES 5/17/2020

State of Tennessee
County of Williamson

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 **$43,000.00**

Subscribed and sworn to before me

This 25 day of June, 2020.

Affiant

Jessica Lewis
Print Name

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Seal)

Notary Public

My commission expires:
May 17, 2023

Anthony Flowers
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot(s) 8, as shown on the map entitled Dugger Heights, of record in Plat Book 1424, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel D. Chuquin and Jessica R. Lewis, husband and wife by warranty Deeed from Bryan Veler and Melissa Veler, husband and wife, of record in January 03, 2019 instrument no. 20190103-0000682, said register's office.

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