Karen Johnson Davidson County
Batch# 461030 DEEDQC
08/20/2020 11:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200820-0094073

Commitment Number: 26891106
Seller's Loan Number: 2201081913

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:
Stephanie L. DePoyster and **John DePoyster**, 706 DESMOND DR., Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
132 16 0 065.00

QUITCLAIM DEED

Exempt: Section 43-4-22(16): Between individuals, regardless of the relationship, if the conveyance is an absolute gift without consideration of any kind in return for the conveyance

Stephanie L. Jackson, N/K/A Stephanie L. DePoyster, whose mailing address is **706 DESMOND DR., Nashville, TN 37211**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Stephanie L. DePoyster** and **John DePoyster, wife and husband**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **706 DESMOND DR., Nashville, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE ATTACHED EXHIBIT A

Property Address is: 706 DESMOND DR., Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20140318-0022173 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 132 16 0 065.00

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 5, 2020:

Stephanie Jackson N/K/A Stephanie L. DePoyster

Stephanie L. Jackson, N/K/A Stephanie L. DePoyster

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 5, 2020 by **Stephanie L. Jackson, N/K/A Stephanie L. DePoyster** who is personally known to me or has produced TN Drivers Licen 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.

Julia T. Robertson
Notary Public

Exp. 9-11-21

JULIA T. ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 850 on the plan of Caldwell Hall, Section XIII, of record in book 3300, page 66, register's office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Being the same parcel conveyed to Stephanie L. Jackson from Harry E. Williams, Jr., successor Trustee of the Linda Kay Williams Revocable Living Trust, dated June 12, 2009, by virtue of a deed dated 3/17/2014, recorded 3/18/2014, in deed as instrument no. 20140318-0022173 county of Davidson, State of Tennessee.

True Copy Cerification

I, Jaimi Petrosky, 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.

Jaime Petrosky
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, Jaimi Petrosky, 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