Karen Johnson Davidson County
Batch# 473876 DEEDQC
09/11/2020 11:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200911-0103863

Commitment Number: 26765257
Seller's Loan Number: 11872004452735

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:
Abigail J. Martin and **Jason L. Martin**, 205 Trotwood Brentwood, TN 37027

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
172 01 0A 103.00

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.

Abigail L. Jennings, N/K/A Abigail J. Martin, grantor, a married man, whose mailing address is **205 Trotwood Brentwood, TN 37027**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Abigail J. Martin** and **Jason L. Martin, wife and husband,** as joint tenants, hereinafter grantees, whose tax mailing address is **205 Trotwood Brentwood, TN 37027**, 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.103 on the Plan of Copperfield Revised of record in Plat Book 6900, Page 555-559, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same parcel conveyed to Abigail L. Jennings from Sandra T. Clifft, by virtue of a deed dated 3/28/2014, recorded 4/2/2014, as instrument no. 20140402-0027217 county of Davidson, state of Tennessee.
Property Address is: 205 Trotwood Brentwood, TN 37027

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a _20140402-0027217 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 172 01 0A 103.00

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 8-26, 2020:

Abigail L. Jennings

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 8-26, 2020 by **Abigail L. Jennings** who is personally known to me or has produced 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.

Notary Public

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 $0.00.

Subscribed and sworn to before me

This 26 day of August, 2020.

Abigail L Jennings
Affiant

Abigail L Jennings
Print Name

(Seal)

Tonya Greer
Notary Public

My commission expires:

6-19-21

Tonya Greer
Print Name

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Cerification

I, Dona Bajet, 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.

Dona Bajet
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, Dona Bajet, 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