Karen Johnson Davidson County
Batch# 475082 DEEDWARR
09/14/2020 10:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200914-0104413

Commitment Number: TN20101411

After Recording, Send To:
BOSTON NATIONAL TITLE
400 ROUSER RD, BLD 2, STE 101
CORAOPOLIS, 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. File Number: TN20101411.

New Property Owner/Mail Tax Statements To:
Sandra L. Conner and **Jacalyn Choate, 203 UTLEY DRIVE, GOODLETTSVILLE, TN 37072**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
EXEMPT, SECTION 67-4-409(a)(4), QUITCLAIM DEED FOR NO CONSIDERATION **018-07-0-019.00**

QUITCLAIM DEED

Sandra L. Conner, a single woman, hereinafter grantor, whose tax-mailing address is **203 UTLEY DRIVE, GOODLETTSVILLE, TN 37072**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Sandra L. Conner** and **Jacalyn Choate**, both single, hereinafter grantees, whose tax mailing address is **203 UTLEY DRIVE, GOODLETTSVILLE, TN 37072**, the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: BEING Lot No. 50, on the Plan of Connell Estates, Section 1, of record in Plat Book 2900, Page 15, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description Tax ID: 018-07-0-019.00
Property Address is: 203 UTLEY DRIVE, GOODLETTSVILLE, TN 37072

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20181005-0099040 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 018-07-0-019.00

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.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 07/16, 2020:

Sandra L. Conner

Sandra L. Conner

Susie J. Ingram
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 16, 2020 by **Sandra L. Conner** who is personally known to me or has produced Drivers 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.

Susie J. Ingram
Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is 0.00.

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 0.00.

Subscribed and sworn to before me

This 16 day of July, 20 20.

Susie J. Ingram
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

(Seal)

Sandra L. Conner
Affiant

Sandra L. Conner
Print Name

Susie J Ingram
Notary Public

My commission expires:

January 3, 2023

Susie J. Ingram
Print Name

True Copy Certification

I, Brady Howell, do hereby make oath that I am the 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, Tracy L. Suter, a notary public for this county and state, Brady Howell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY'S SIGNATURE

MY COMMISSION EXPIRES: 10-24-21

NOTARY'S SEAL (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES