Karen Johnson Davidson County
Batch# 483702 DEEDQC
09/25/2020 12:34:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200925-0110622

Commitment Number: 27137249
Seller's Loan Number: 103807985

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:
PEGGY T. LAREAU and **MARK LAREAU**, 6236 Banbury Sta, Brentwood, TN 370278234

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
172 09 0A 009.00

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.

Peggy L. Tolson, N/K/A PEGGY T. LAREAU, grantor, a married woman, whose mailing address is **6236 Banbury Sta, Brentwood, TN 370278234**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **PEGGY T. LAREAU** and **MARK LAREAU**, a married couple, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **6236 Banbury Sta, Brentwood, TN 370278234**, 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: 6236 Banbury Sta, Brentwood, TN 370278234

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Book 11096, Page 675 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 172 09 0A 009.00

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 July 31, 2020:

Peggy L. Tolson

Peggy L. Tolson

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 31, 2020 by **Peggy L. Tolson** who is personally known to me or has produced Tennessee 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.

Notary Public

BETTE SHULMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 8, 2021

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 31st day of July, 2020.

Peggy T. Lareau
Affiant

BETTE SHULMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 8, 2021

Peggy T. Lareau
Print Name

(Seal)

Bette Shulman
Notary Public

My commission expires:

November 8, 2021

Bette Shulman
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property: A certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 9 on the Final Plat of Banbury Crossing, Third Revision of Section One, a Planned Unit Development, as of record in book 9700, pages 536 and 537, register's office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Being the same parcel conveyed to Peggy L. Tolson from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee Corporation, by virtue of a deed dated 8/26/1998, recorded 9/2/1998, in deed book 11096, page 675, county of Davidson, state of Tennessee. Assessor's Parcel No: 172 09 OA 009.00

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