Karen Johnson Davidson County
Batch# 492016 DEEDWARR
10/08/2020 11:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201008-0117086

Commitment Number: 26666547
Seller's Loan Number: 100125561

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:
Christie Harris, 4880 Clarksville Hwy., Whites Creek, TN 37189

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
048 00 0 029.00

GENERAL WARRANTY 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.

Christie Bell N/K/A Christie Harris, joined by her spouse **Robert Harris**, whose mailing address is **4880 Clarksville Hwy., Whites Creek, TN 37189**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Christie Harris, married**, hereinafter grantee, whose tax mailing address is **4880 Clarksville Hwy., Whites Creek, TN 37189**, the following real property:

Land in Davidson County, Tennessee, being described as follows, to wit: Beginning at a point in the northerly margin of U.S. Highway No. 112, 1075 feet from the southwest corner of the tract of land owned by W.H. (Herman) Thompsoin, being the southwest corner of this tract; thence leaving said Highway North 35 deg. East 400 feet to a point; thence North 55 deg. East 100 feet to a point; thence South 35 deg. West 400 feet to a point in the northerly margin of said U.S. Highway 112; thence with the margin of the same, North 55 deg. West 100 feet to the beginning. Being the same parcel conveyed to Christie Bell from Anna Reid, by virtue of a deed dated 3/17/2005, recorded 3/21/2005, in deed instrument no. 20050321-0030368

County of Davidson, State of Tennessee
Property Address is: 4880 Clarksville Hwy., Whites Creek, TN 37189

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20050321-0030368 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 048 00 0 029.00

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 general warranty covenants, 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 grantee forever.

Executed by the undersigned on 6-8-2020, 2020:

Christie Harris
Christie Harris

Robert Harris

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 6-8, 2020 by **Christie Harris** and **Robert Harris** who are personally known to me or have produced TN Drivers Licenses 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.

JAMES T. SCHOLTEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires March 8, 2022

Notary Public

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 8 day of June, 2020.

Christie Harris
Affiant

Christie Harris
Print Name

(Seal)

Notary Public

My commission expires:

3-8-2022

James T Scholten
Print Name

JAMES T. SCHOLTEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
March 8, 2022

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