Karen Johnson Davidson County
Batch# 492930 DEEDQC
10/09/2020 11:09:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201009-0117629

Commitment Number: 27112048
Seller's Loan Number: 103802649

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:
Amanda K. Covington, 2704 N. Highlands Dr., Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
142-16-0C-005-00

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.

Amanda K. McCorkle, N/K/A Amanda K. Covington, joined by her spouse, Jason Covington, whose mailing address is **2704 N. Highlands Dr., Nashville, TN 37221**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Amanda K. Covington, a married woman**, hereinafter grantees, whose tax mailing address is **2704 N. Highlands Dr., Nashville, TN 37221**, 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: 2704 N. Highlands Dr., Nashville, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Book 20040819-0100458 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 142-16-0C-005-00

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 8/4, 2020:

Amanda K McCorkle N/K/A Amanda K. Covington

Amanda K. McCorkle, N/K/A
Amanda K. Covington

Jason Covington

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on 8/4, 2020 by **Amanda K. McCorkle, N/K/A Amanda K. Covington** and **Jason Covington** who are personally known to me or have produced DRIVER LICENSE 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.

Notary Public

M. G. HUFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires
Feb. 25, 2024

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 4th day of AUG, 2020.

Amanda T. Covington
Affiant

Amanda K. Covington
Print Name

(Seal) H. G. HUFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires
Feb. 25, 2024

Notary Public

My commission expires:

2/25/24

H. G. HUFF
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Devon Highlands, Phase I, of record in Plan Book 7900, page 428, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete and accurate legal description.

Being the same parcel conveyed to AMANDA K. MCCORKLE, UNMARRIED from RONALD F. THURSTON AND WIFE, ELISA P. THURSTON, by virtue of a deed dated 3/22/2004, recorded 8/19/2004, as instrument no. 20040819-0100458 county of DAVIDSON, state of TENNESSEE.

Assessor's Parcel No: 142-16-0C-005-00

True Copy Cerification

I, Kevin Helbig, 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.

Kevin Helbig
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, Kevin Helbig, 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