Karen Johnson Davidson County
Batch# 496691 DEEDQC
10/15/2020 03:24:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201015-0120302

Commitment Number: 27240230
Seller's Loan Number: 103840162

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:
Mathew D. Deaton and **Carolyn Deaton**, 2744 Fleet Dr., Hermitage, TN 37076-3531

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
086-14-0B-170.00-C

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.

Mathew D. Deaton, grantor, a married man, whose mailing address is **2744 Fleet Dr., Hermitage, TN 37076-3531**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Mathew D. Deaton** and **Carolyn Deaton, husband and wife, as tenants by the entirety**, hereinafter grantees, whose tax mailing address is **2744 Fleet Dr., Hermitage, TN 37076-3531**, 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: 2744 Fleet Dr., Hermitage, TN 37076-3531

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

deed recorded at 20140130-0008427 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 086-14-0B-170.00-C

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 September 2, 2020:

Mathew D. Deaton

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on September 2, 2020 by **Mathew D. Deaton** who is personally known to me or has produced 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.

JANA DRURY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
COUNTY OF DECEMBER 19, 2023

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 2nd day of September, 20 20.

Affiant

MATHEW D DEATON
Print Name



(Seal)

Jana Drury
Notary Public

My commission expires:

December 19th, 2023

Jana Drury
Print Name

Order No.: 27240230

LEGAL DESCRIPTION

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 162 on the Revised Plat of Fleetwood Subdivision, Phase Two, being a Planned Unit Development, of record in Plat Book 6900, page 969, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same parcel conveyed to Mathew D. Deaton from Teri D. Martin n/k/a Teri D. Crabtree, by virtue of a deed dated 01/27/2014, recorded 01/30/2014, in deed as instrument no. 20140130-0008427 county of Davidson, state of Tennessee.

Assessor's Parcel No: 086-14-0B-170.00-C

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