Karen Johnson Davidson County
Batch# 516547 DEEDQC
11/13/2020 12:00:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201113-0134261

Commitment Number: 27294137
Seller's Loan Number: 400496882

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:
ANTORIC E. PULLOM, 1521 Rockglade Run, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
164 07 0A 051.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(3)(E): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

ANTORIC E. PULLOM, unmarried, whose mailing address is **1521 Rockglade Run, Antioch, TN 37013**, and **KEISHA M. PULLOM**, unmarried, whose mailing address is 731 Haystack Lane Antioch TN 37013, a formerly married couple who are now divorced pursuant to the Final Decree of Divorce filed in Davidson County, Tennessee in Case No. 17D-1784 on July 7, 2020, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **ANTORIC E. PULLOM**, unmarried, hereinafter grantee, whose tax mailing address is **1521 Rockglade Run, Antioch, TN 37013**, 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: 1521 Rockglade Run, Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20150507-0041840 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 164 07 0A 051.00

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 November 5, 2020:

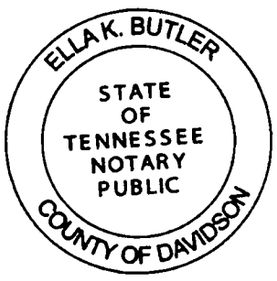
ANTORIC E. PULLOM

KEISHA M. PULLOM

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 5, 2020 by **ANTORIC E. PULLOM** and **KEISHA M. PULLOM** who are personally known to me or have produced AL Driver Lic 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.

Ella K. Butler
Notary Public



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 $_____.

Subscribed and sworn to before me

This 5 day of November, 2020.

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Seal)

Affiant

KEISHA M. PULLOM
Print Name

Ella K. Butler
Notary Public

My commission expires:

07/09/2024

Ella K. Butler
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property: Being all of Lot No. 51, on Final Plat, Section One, Harvest Grove (Formerly Tillman) "Cluster Lot Subdivision" a Planned Unit Development, as shown on plan of record in Instrument Number 20060726-0090037, amended in Instrument Number 20061116-0142300, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot. Being the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by deed from Ole South/Craighead Joint Venture, dated January 20, 2015, appearing of record in Instrument Number 20150122-0006222, of the Register's Office of Davidson County, Tennessee. This conveyanc.e is made subject to Declaration of CovenantS, Conditions, and Restrictions and By-Laws of Harvest Grove of record in Instrument Number 20060628-0077382, Charter of Homeowner's Association of record in InstrumentNumber 20060519-0059378, Stormwater Detention Agreement of record inInstrument Number 20040707-0080492, Easements to Tennessee Telephone Company of record in Instrument Number 20060707-0081730 and Instrument Number 20060707-0081731, and Release of Public Utility Easement of record in Instrument Number 20070306-0027599, Perpetual Easement for entrance sign of record in Instrument Number 20070220-0020794, and to any and all matters shown on said Plan of record appearing of record in Instrument Number 20060726-0090037, amended in Instrument Number 20061116-0142300, all of said Register's Office. Being the same parcel conveyed to ANTORIC E. PULLOM AND KEISHA M. PULLOM from OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION, by virtue of a deed dated 4/30/2015, recorded 5/7/2015, in deed book _, page _, as instrument no. 20150507-0041840 county of DAVIDSON , state of TENNESSEE. Assessor's Parcel No: 164 07 0A 051.00

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