Karen Johnson Davidson County
Batch# 516559 DEEDQC
11/13/2020 12:06:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20201113-0134274

File Number: OS3300-20071969

After Recording, Send To:

TITLE 365
345 Rouser Road, Bldg 5, Suite 300
Coraopolis, 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:
Darrell C. Schmidt, 4761 KENNYSAW DR, OLD HICKORY, TN 37138

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
064-08-0-026-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Darrell C. Schmidt, now married to Patrice Schmidt, hereinafter grantor, whose tax-mailing address is **4761 KENNYSAW DR, OLD HICKORY, TN 37138,** for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Darrell C. Schmidt, a married man,** hereinafter grantee, whose tax mailing address is **4761 KENNYSAW DR, OLD HICKORY, TN 37138**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of OLD HICKORY, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 380 on the Plan of Section Four, Sherwood Forest of record in Plat Book 4460, Page(s) 182 and 183, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same property conveyed from Courtney L. Grant, An Unmarried Woman to Darrell C. Schmidt, An Unmarried Man by Warranty Deed dated August 1, 2017 and recorded August 7, 2017 in Instrument Number #20170807-0080830. APN: 064-08-0-026-00

Property Address is: 4761 KENNYSAW DR, OLD HICKORY, TN 37138

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument Number #20170807-0080830 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 064-08-0-026-00

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 11/05, 2020:

Darrell C. Schmidt

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 5, 2020 by **Darrell C. Schmidt** who is personally known to me or has produced TN Driver's 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

YAMINAH MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2023

Executed by the undersigned on 11-5, 2020:

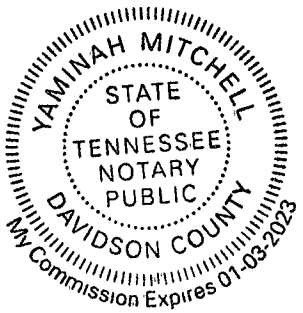
Patrice Schmidt

Patrice Schmidt

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 5, 2020 by **Patrice Schmidt** who is personally known to me or has produced TN Driver's 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



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 or value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 5 day of November, 20 20.

Darrell Schmidt Patrice Schmidt
Affiant

Darrell e Schmidt Patrice Schmidt
Print Name

(Seal)

YAMINAH MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2023

Notary Public

My commission expires:

1-3-2023

Yaminah Mitchell
Print Name

CTIC# —

Tennessee Certification of Electronic Document

I, Auburn R Carnegie, 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.

Signature

State of PA

County of Allegheny

Personally appeared before me, Jennifer L. Lander, a notary public for this county and state,
Notary's Name

Auburn R Carnegie, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Jennifer L Lander
Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
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