Karen Johnson Davidson County
Batch# 521771 DEEDWARR
11/25/2020 02:34:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20201125-0138539

Commitment Number: 27371775
Seller's Loan Number: 4004890754

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:**
**Kevin L. Tomes**, 928 S 13th Court Nashville, TN 37206

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 09405006200**

## 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.

**Dustin I Tome, single,** and **Kevin L. Tomes, single**, (brothers), whose mailing address is **928 S 13th Court Nashville, TN 37206**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **Kevin L. Tomes, single**, hereinafter grantee, whose tax mailing address is **928 S 13th Court Nashville, TN 37206**, the following real property:

**SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION**

**Property Address is: 928 S 13th Court Nashville, TN 37206**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20081003-0100927 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 09405006200

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 grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on Oct 3, 2020:

**Dustin I Tomes**

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on October 3, 2020 by **Dustin I Tomes** who is personally known to me or has produced Drivers 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

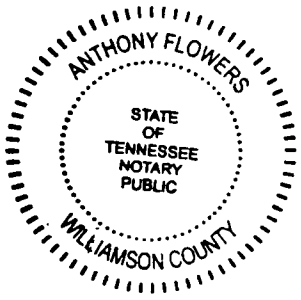
ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Kevin L. Tomes**

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on October 3, 2020 by **Kevin L. Tomes** who is personally known to me or has produced Drivers 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 Williamson

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 13 day of October, 2022.

Affiant

Dustin Tomes
Print Name

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Seal)

Notary Public

My commission expires:
May 17, 2023

Anthony Flowers
Print Name

State of Tennessee
County of Williamson

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 3 day of October, 2022.

Affiant

Print Name

(Seal)

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires:

May 17, 2023

Print Name

**EXHIBIT A**
**(LEGAL DESCRIPTION)**

**Land in Davidson County, Tennessee, being Lot No. 100, on the plan of A Revision of a Part of Section One Revised Shelby Heights, as shown on plat of record in Plat Book 2854, Page 69 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.**

## 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