Karen Johnson Davidson County
Batch# 543191 DEEDQC
12/29/2020 11:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201229-0154099

Commitment Number: 20NL43124

After Recording, Return To:
~~Nations Lending Services~~ WWR, Inc.
9801 Legler Road
Lenexa, KS 66219

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:
Nishani A. Brown, a single person, 4717 Derbyshire Dr., Anoch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
151090A129.00 20WR 355606

QUITCLAIM DEED

Nishani A. Brown, Trustee of the Nishani A. Brown Living Trust dated July 22, 2019, hereinafter grantor, whose tax-mailing address is 4717 Derbyshire Dr., Anoch, TN 37013, WITHOUT consideration paid, grants and quitclaims to Nishani A. Brown, a single person, hereinafter grantee, whose tax mailing address is 4717 Derbyshire Dr., Anoch, TN 37013, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All of her right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows: Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Phase 1, Section 1, Long Hunter Chase, a Planned Unit Development, of record in Plat Book 7900, Page 829, 830 and 831, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

DERIVATION CLAUSE

Being the same property conveyed to Nishani A. Brown, Trustee of the Nishani A. Brown Living Trust dated July 22, 2019 by QUITCLAIM DEED from Nishani A. Brown as recorded 07/19/2019 as Document 20190719- 0071048 Commonly Known As: 4717 Derbyshire Dr, Antioch, TN 37013 Tax ID: 151 09 OA 129.00
Property Address is: 4717 Derbyshire Dr., Anoch, TN 37013

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 Sept 3, 2020:

Nishani A. Brown, Trustee of the Nishani A. Brown Living Trust dated July 22, 2019

Nishani A. Brown, Trustee of the Nishani A. Brown Living Trust dated July 22, 2019

STATE OF North Carolina
COUNTY OF Mecklenburg

The foregoing instrument was acknowledged before me on Sept 3, 2020 by Nishani A. Brown, Trustee of the Nishani A. Brown Living Trust dated July 22, 2019 who is personally known to me or has produced TN DL 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

DANICA SMITH
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
March 17, 2024

State of North Carolina
County of Mecklenburg

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 3 day of Sept, 2020.

DANICA SMITH
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
March 17, 2024

Nishani A. Brown
Affiant

Nishani A. Brown
Print Name

(Seal)

Danica Smith
Notary Public

My commission expires:
Mar 17 2024

Danica Smith
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Carmel McHenry, do hereby make oath tha I am a licensed attorney and/or the custodian of 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.

Name

State of Kansas

County of Johnson

Personally appeared before me, Jessica Caswell, a notary public for this county and state, Carmel McHenry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Name

My Commission Expires: 9/3/22

Notary seal

JESSICA CASWELL
My Appointment Expires
September 3, 2022

(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).

SA0244

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