Karen Johnson Davidson County
Batch# 552195 DEEDQC
01/12/2021 09:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210112-0005066

Commitment Number: TN20101955

After Recording, Send To:

Boston National Title Agency LLC
400 Rouser Road, Bldg #2, Ste 101
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. File Number: TN20101955.

New Property Owner/Mail Tax Statements To:
William Tucker Gentry, 428 Carphilly Court, Brentwood, TN 37027

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
172-05-0B-139-00

QUITCLAIM DEED

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

Rachel Catherine Gentry and **William Tucker Gentry**, hereinafter grantors, whose tax-mailing address is **428 Carphilly Court, Brentwood, TN 37027**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **William Tucker Gentry**, hereinafter grantee, whose tax mailing address is **428 Carphilly Court, Brentwood, TN 37027**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 25 ON THE PLAN OF FINAL PLAT FOR STERLING OAKS, PHASE III (EDMONDSON WAY P.U.D) OF RECORD IN PLAT AT INSTRUMENT NO. 20001122-0115320, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. Tax ID: 172-05-0B-139-00
Property Address is: 428 Carphilly Court, Brentwood, TN 37027

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20180228-0018736 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 172-05-0B-139-00

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 12/18, 2020:

Rachel Catherine Gentry

William Tucker Gentry

STATE OF TN
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on 12/18, 2020 by **Rachel Catherine Gentry** and **William Tucker Gentry** who are personally known to me or have produced D.L. 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.

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

Notary Public

State of TN
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 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 18 day of December, 2020.

Rachel Catherine Gentry
Affiant

Rachel Catherine Gentry
Print Name

(Seal)

LaTonya D Smith
Notary Public

My commission expires:
8/27/2023

LaTonya S. Smith
Print Name

CTIC# _____

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

True Copy Certification

I, LAURA SUSNJER, do hereby make oath that I am a ~~licensed attorney and/or~~ the 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 PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, [Name of Notary] TRACY L SUTER, a notary public for this county and state, [name of person making certification] LAURA SUSNJER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-24-21

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES