Karen Johnson Davidson County
Batch# 554712 DEEDQC
01/14/2021 03:43:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20210114-0006739

Commitment Number: 27479938
Seller's Loan Number: 2201164409

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:
James L. Broughton III, 5029 SUNSET WAY, HERMITAGE, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
086-04-0B-020.00

QUITCLAIM 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. Now Known as:

James L. Broughton III, (whose mailing address is **5029 SUNSET WAY, HERMITAGE, TN 37076)** and **Saran Sharon Rose Broughton, A/K/A Saran S. Broughton**, (whose mailing address is 4838 Rainer Dr Old Hickory, TN), who were formerly a married couple but are now divorced as per Case No.: 16D1647 In The Fourth Circuit Court For Davidson County, Tennessee At Nashville, Filed on November 23, 2016, and are both now unmarried persons, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **James L. Broughton III, single**, hereinafter grantee, whose tax mailing address is **5029 SUNSET WAY, HERMITAGE, TN 37076**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Saran Sharon Rose SSRB A/K/A SSB N/K/A S SR

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 5029 SUNSET WAY, HERMITAGE, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20150924-0097245 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 086-04-0B-020.00

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 09/25, 2020:

James L. Broughton III

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Sept 25, 2020 by **James L. Broughton III** who are personally known to me or have produced TN 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.

Carol McCook
Notary Public

SEE ATTACHED

ACKNOWLEDGEMENT

State of Tennessee

County of Davidson

On Sept 25, 20 20 before me, Carol DiGiore a notary public, personally appeared James L. Broughton III, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 2, 2022

Signature Carol DiGiore (Seal)

Printed Name Carol DiGiore

Commission Expires 5-2-22

Executed by the undersigned on September 25, 2020:
Saran Sharon Rose Broughton A/K/A Saran S. Broughton
Now Known as Saran Sharon Rouse
Saran Sharon Rose Broughton,
A/K/A Saran S. Broughton Now Known as Saran Sharon Rouse

STATE OF Tennessee
COUNTY OF Davidson

Now Known As Saran Sharon Rouse

The foregoing instrument was acknowledged before me on Sept 25, 20 20 by **Saran Sharon Rose Broughton, A/K/A Saran S. Broughton** who are personally known to me or have produced N Driver 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.

Carol DiGiore
Notary Public

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
May 2, 2022

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 is $0.00.

Subscribed and sworn to before me

This 25 day of September, 20 20.

James L Broughton III
Affiant

JAMES L BROUGHTON III
Print Name

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 2, 2022

(Seal)

Carol DiGiore
Notary Public

My commission expires:

5-2-22

CAROL DIGIORE
Print Name

Order No.: 27479938

LEGAL DESCRIPTION

EXHIBIT "A"

Land in Davidson County, Tennessee, being all of Lot No. 117 on the Plan of Section One, Sunset Oaks of record in Plat Book 7900, Page 600, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same parcel conveyed to James L. Broughton III and Saran S. Broughton, husband and wife from Jared D. Miller and Lindsey V. Miller, husband and wife, by virtue of a deed dated 09/18/2015, recorded 09/24/2015, in deed Instrument No. 20150924-0097245, county of Davidson, State of Tennessee.

Deed Recorded Herewith

Assessor's Parcel No: 086-04-0B-020.00

True Copy Cerification

I, Tabitha Williams, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Tabitha Williams, 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