Karen Johnson Davidson County
Batch# 573158 DEEDQC
02/11/2021 11:06:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210211-0019775

Commitment Number: 27896412
Seller's Loan Number: 2201216523

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:
JENNIFER O'NEILL and **MERVIN LOUQUE**, 30 HILLENGLADE DR., Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
041 00 0 132.00

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.

JENNIFER O'NEILL, grantor, a married woman, whose mailing address is **30 HILLENGLADE DR., Nashville, TN 37207,** for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **JENNIFER O'NEILL** and **MERVIN LOUQUE, wife and husband,** as Joint Tenants with Right of Survivorship, hereinafter grantees, whose tax mailing address is **30 HILLENGLADE DR., Nashville, TN 37207,** with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 30 HILLENGLADE DR., Nashville, TN 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20131230-0130595 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 041 00 0 132.00

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 January 20, 2021:

JENNIFER O'NEILL

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Jan. 20, 2021 by JENNIFER O'NEILL who is personally known to me or has produced 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.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

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 20th day of Jan 20, 2021.

Affiant

Jennifer O'Neill

Print Name

(Seal)

Karen R. Campbell

Notary Public

My commission expires:

Nov. 8, 2021

Karen R. Campbell

Print Name

KAREN R. CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

EXHIBIT A
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1 ON THE PLAN OF BRICK CHURCH PIKE ESTATES, AS OF RECORD IN PLAT BOOK 6250, PAGE 657, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPITON. Being the same parcel conveyed to JENNIFER O'NEILL from IRENE O'NEILL, by virtue of a deed dated 12/18/2013, recorded 12/30/2013, in deed book _, page _, as instrument no. 20131230-0130595 county of DAVIDSON , state of TENNESSEE.

True Copy Cerification

I, Jaimi Petrosky, 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.

Jaime Petrosky
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, Jaimi Petrosky, 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