Karen Johnson Davidson County
Batch# 574946 DEEDQC
02/22/2021 12:56:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210222-0021099

Commitment Number: 27277006

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:
Jeremy Arnott and **Marissa Arnott**, 3524 Pleasant Valley Road, Nashville, TN 37204

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
118-14-0-133

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.

Jeremy Arnott, grantor, a married man, whose mailing address is **3524 Pleasant Valley Road, Nashville, TN 37204**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Jeremy Arnott** and **Marissa Ann Arnott, husband and wife,** hereinafter grantees, whose tax mailing address is **3524 Pleasant Valley Road, Nashville, TN 37204**, 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: 3524 Pleasant Valley Road, Nashville, TN 37204

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Book 20170403, Page 0031941 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 118-14-0-133

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 September 4th, 2020:

Jeremy Arnott
Jeremy Arnott

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 04 Sep, 2020 by **Jeremy Arnott** 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.

CHERYL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public Ex 11.17.2020

State of TN
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 04 day of Sep, 2020.

Jeremy Arnott
Affiant

Jeremy Arnott
Print Name

(Seal)

CHERYL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My commission expires:

11.17.2020

Cheryl L Moore
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 65 ON THE PLAN OF LONGVIEW MANOR, SECTIONS 1 AND 2, OF RECORD IN PLAT BOOK 1424, PAGE 127, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. BEING THE SAME PARCEL CONVEYED TO JEREMY ARNOTT FROM SARAH EMILY WISEMAN SENN A/K/A SARAH E. WISEMAN, BY VIRTUE OF A DEED DATED 03/30/2017, RECORDED 04/03/2017, IN DEED BOOK 20170403, PAGE 0031941, COUNTY OF DAVIDSON, STATE OF TENNESSEE. Assessor's Parcel No: 118-14-0-133

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