Karen Johnson Davidson County
Batch# 575006 DEEDQC
02/22/2021 01:54:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210222-0021182

Commitment Number: 27877661
Seller's Loan Number: 2201220280

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:
Marcie Turner, 2419 ROBBIE CT Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
073-07-0-238-00

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.

Marcie T. Biggs, N/K/A Marcie Turner, single, whose mailing address is **2419 ROBBIE CT Nashville, TN 37214**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Marcie Turner, single**, hereinafter grantee, whose tax mailing address is **2419 ROBBIE CT Nashville, TN 37214**, 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: 2419 ROBBIE CT Nashville, TN 37214

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20150831-0088351 the Register's Office of Davidson County, Tennessee.

Parcel ID: 073-07-0-238-00

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 12-23, 2020:

Marcie T. Biggs N/K/A Marcie Turner

Marcie T. Biggs, N/K/A Marcie Turner

STATE OF TN
COUNTY OF Lawrence

The foregoing instrument was acknowledged before me on December 23, 20 21 by **Marcie T. Biggs, N/K/A Marcie Turner** who is personally known to me or has produced Drivers 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.

Kimberly L. Chambers
Notary Public

KIMBERLY L CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Commission Exp 1-25-2023

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 23 day of December, 2026.

Marcie Ann Turner
Affiant

Marcie Ann Turner
Print Name

KIMBERLY L CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(Seal)

Kimberly L Chambers
Notary Public

My commission expires:

1-25-2023

Kimberly L. Chambers
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land In Davidson County, Tennessee, Being Lot No. 258, On The Plan Of Zone Lot Division Of Lots 22 Through 26, 38 And 39 (Section 4), And Lots 41 Through 43 (Section 3), Cabin Hill Subdivision, Of Record In Book 5200, Page 795, As Amended In Book 6250, Page 523, Registers Office For Said County, To Which Plan Reference Is Hereby Made For A More Complete Description. Being the same parcel conveyed to Marcie T. Biggs from Secretary Of Housing & Urban Development, Washington, D.C.,, by virtue of a deed dated 8/27/2015, recorded 8/31/2015, as instrument no. 20150831-0088351 county of Davidson , state of Tennessee.

True Copy Cerification

I, Wendy Martin, 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.

Wendy Martin
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, Wendy Martin, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lissette Anne Moree
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