Karen Johnson Davidson County
Batch# 581006 DEEDQC
03/01/2021 03:40:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210301-0025864

Commitment Number: 27909386
Seller's Loan Number: 2201205892

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:
Adrienne Stocklin, 1609 SPRUCEDALE DR., Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
175 02 0B 221.00

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.

Adrienne Hodges, N/K/A Adrienne Stocklin, married, whose mailing address is **1609 SPRUCEDALE DR., Antioch, TN 37013**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Adrienne Stocklin and Y Z Stocklin, III, wife and husband, as tenants by the entirety**, hereinafter grantee, whose tax mailing address is **1609 SPRUCEDALE DR., Antioch, TN 37013**, 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: 1609 SPRUCEDALE DR., Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20140714-0061770 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 175 02 0B 221.00

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 December 17, 2020:

Adrienne Hodges aka Adrienne [illegible]

Adrienne Hodges,
N/K/A Adrienne Stocklin

KIMBERLY L CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 17, 2020 by **Adrienne Hodges, N/K/A Adrienne Stocklin** who are personally known to me or have produced Drivers License 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.

Kimberly L. Chambers
Notary Public
My Commission Expires 1-25-2023

KIMBERLY L CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 17 day of December, 20 20.

Adrienne Stocklin
Affiant

Adrienne Stocklin
Print Name

(Seal)

KIMBERLY L CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kimberly L. Chambers
Notary Public

My commission expires:

1-25-2023

Kimberly L. Chambers
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Being All of Unit No. 25, (Formally Unit 4204), on the Plan of Old Hickory Commons, Section Two & Three, According to Plat and Survey Appearing of Record in Instrument Number 20081117-0113467, of the Register's Office of Davidson County, Tennessee, to Which Plat Reference is Hereby Made for More Complete Details of Location and Description of Said Lot. Being the same parcel conveyed to Adrienne Hodges from Old South Properties, Inc., A Tennessee Corporation, by virtue of a deed dated 5/22/2014, recorded 7/14/2014 as instrument no. 20140714-0061770 county of Davidson, state of Tennessee

True Copy Cerification

I, Logan Walker, 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.

Logan Walker
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, Logan Walker, 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