Karen Johnson Davidson County
Batch# 584605 DEEDQC
03/04/2021 10:39:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210304-0028210

Commitment Number: 28057653
Seller's Loan Number: 7008004893

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:
Otis C. Pinkerton, Jr and **Otis C. Pinkerton III**, 2004 Lombardia Ln, Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
043 14 0B 044.00

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.

Otis C. Pinkerton, Jr an unmarried person, whose mailing address is **2004 Lombardia Ln., Madison, TN 37115**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Otis C. Pinkerton, Jr, an unmarried person,** and **Otis C. Pinkerton III**, an unmarried person, as joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is **2004 Lombardia Ln., Madison, TN 37115**, 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: 2004 Lombardia Ln., Madison, TN 37115

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

deed recorded at 20150512-0043314 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 043 14 0B 044.00

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 2-17, 2021

Otis C. Pinkerton, Jr

STATE OF Tn
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 2-17, 2021 by **Otis C. Pinkerton, Jr** who is personally known to me or has produced 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.

Notary Public

TONYA GREER
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 February, 2021.

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
(Seal)

Affiant

Otis C. Pinkerton, Jr.
Print Name

Notary Public

My commission expires:
6-19-21

Tonya Greer
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of the Final Plat of Lanier Park, Phase One, of record in Plat at Instrument No. 20021022-0129511, 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 OTIS C. PINKERTON, JR. from SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, by virtue of a deed dated 5/6/2015, recorded 5/12/2015, in deed book _, page _, as instrument no. 20150512-004314 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