Karen Johnson Davidson County
Batch# 586060 DEEDQC
03/05/2021 02:48:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210305-0029469

Commitment Number: 27934167

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:
Brian A Prindle and Katie Prindle, Husband and Wife, 6005 Lopez Lane Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
086 02 0 063.00

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.

Brian A Prindle, a married man, whose mailing address is 6005 Lopez Lane Hermitage, TN 37076, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to Brian A Prindle and Katie Prindle, Husband and Wife, hereinafter grantee, whose tax mailing address is 6005 Lopez Lane Hermitage, TN 37076, 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: 6005 Lopez Lane Hermitage, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20191025-0109644 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 086 02 0 063.00

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 28 Jan, 2021:

Brian A Prindle

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 28 Jan, 2021 by Brian A Prindle 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 10.16.2024

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 29 day of Jan, 2021.

Affiant

Brian Pridle
Print Name

(Seal)

CHERYL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My commission expires:

10.16.2024

Cheryl L Moore
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, Described as Follows, to-wit: Land in Davidson County, Tennessee, Being Lot No. 62 on the Plan of Dodson Heights of Record in Plat Book 2900, Page 113, 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 Brian a Prindle From Colt Prince and Ashlee Prince Now Known as Ashlee Alexander, by Virtue of a Deed Dated 10/22/2019, Recorded 10/25/2019 as Instrument No. 20191025-0109644 County of Davidson, State of Tennessee.

Assessor's Parcel No: 086 02 0 063.00

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