Karen Johnson Davidson County
Batch# 590760 DEEDWARR
03/12/2021 11:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210312-0033007

Commitment Number: TN21102594

After Recording, Send To:
Boston National Title LLC
400 Rouser Rd. Bldg. 2 Suite 101
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170. File Number: TN21102594.

***Tax exempt by the conveyance from one spouse or both spouses to the original grantor or grantors in the instrument, following death of a spouse**

New Property Owner/Mail Tax Statements To:
Randall E. Jeter, 5121 COLEMONT DR., Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 162010093.00

GENERAL WARRANTY DEED

Randall E. Jeter (a widower), hereinafter grantor, whose tax-mailing address is **5121 COLEMONT DR., Antioch, TN 37013**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to **Randall E. Jeter**, an unmarried man, hereinafter grantee, whose tax mailing address is **5121 COLEMONT DR., Antioch, TN 37013**, the following real property:

BEING LOT NO. 32 ON THE PLAN OF FAIR OAKS SUBDIVISION, AS OF RECORD IN BOOK 4175, PAGES 42 AND 43, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 32 FRONTS 100.0 FEET ON THE EASTERLY SIDE OF COLEMONT DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES, 122.28 FEET ON THE NORTHERLY LINE AND 133.70 FEET ON THE SOUHTERLY LINE, TO A DEADLINE IN THE REAR MEASURING 64.51 FEET THEREON.
Property Address is: 5121 COLEMONT DR., Antioch, TN 37013

Maximum principal indebtedness for Tennessee recording tax purposes is **$0.00** .
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 10 day of Feb., 2021.

Affiant

RANDALL E. JETER
Print Name

(Seal)

Notary Public

My commission expires:

10-2-2023

Virgil Riley
Print Name

VIRGIL RILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Book 7066, Page 933 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 162010093.00

The real property described above is conveyed subject to general warranty covenants, 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.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on Feb 10, 2021:

Randall E. Jeter

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb. 10 (2021), 2021 by **Randall E. Jeter** 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

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

True Copy Certification

I, Morgan Zajac, do hereby make oath that I am a licensed attorney and/or the 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.

Morgan Zajac
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jocilyn M Fiedorczyk
Notary's Signature

Jocilyn M Fiedorczyk

My Commission Expires: June 22 2022

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Jocilyn M. Fiedorczyk, Notary Public
Allegheny County
My commission expires June 22, 2022
Commission number 1256503
Member, Pennsylvania Association of Notaries