Karen Johnson Davidson County
Batch# 598861 DEEDQC
03/23/2021 03:53:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210323-0038520

File Number: 21132042R

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

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.

New Property Owner/Mail Tax Statements To:
Jennifer Y. Love, 7228 Ole Nottingham Drive, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
21132042R-QCD **151 10 0A 088.00**

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.

Jennifer Y. Love f/k/a Jennifer Y. Jordan, an Unmarried Person, whose mailing address is **7228 Ole Nottingham Drive, Antioch, TN 37013**, hereinafter grantor, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Jennifer Y. Love**, an Unmarried Person, hereinafter grantee, whose tax mailing address is **7228 Ole Nottingham Drive, Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEING ALL OF LOT NO. 170, VILLAGES OF LONG HUNTER, PHASE I, ACCORDING TO PLAT AND SURVEY OF RECORD IN INSTRUMENT NUMBER 200101230006894, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE

COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PREMISES CONVEYED UNTO JENNIFER Y. JORDAN, UNMARRIED, BY VIRTUE OF WARRANTY DEED FROM OLE SOUTH PROPERTIES, INC., DATED APRIL 8, 2004, RECORDED APRIL 19, 2004, IN INSTRUMENT: 20040419-0044247 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property Address is: 7228 Ole Nottingham Drive, Antioch, TN 37013

Parcel ID: 151 10 0A 088.00

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 Feb. 18, 2021:

Jennifer Y. Love f/k/a Jennifer Y. Jordan

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 18, 2021 by **Jennifer Y. Love f/k/a Jennifer Y. Jordan** 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.

Notary Public

ALL-PURPOSE ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On February 18, 2021 (DATE) before me, Brianna Marshall (NAME OF NOTARY PUBLIC)

personally appeared Jennifer Y. Love (NAME(S) OF SIGNER(S))

☐ personally known to me **OR** ☑ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

BRIANNA MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Place Notary Seal or Stamp Here

WITNESS my hand and official seal.

Brianna Marshall
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

Deed
TITLE OR TYPE OF DOCUMENT

14
NUMBER OF PAGES

February 18, 2021
DATE OF DOCUMENT

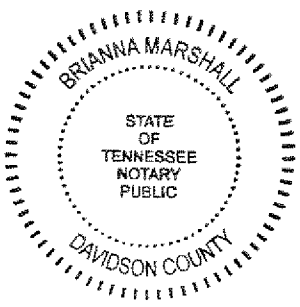
N/A
SIGNER(S) OTHER THAN NAMED ABOVE

State of Tennessee
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 $ 1.00 .

Subscribed and sworn to before me

This 18 day of February, 2021.



(Seal)

Jennifer Y. Love
Affiant

Jennifer Y. Love
Print Name

Brianna Marshall
Notary Public

My commission expires:

01/06/2025

Brianna Marshall
Print Name

CTIC# _____

True Copy Certification

I, Dallas Michaud, 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.

Dallas Michaud
Signature

State of Florida

County of Brevard

Personally appeared before me, Jacqueline McDonald a notary public for this county andstate, Dallas Michaud who acknowledges that this certification ofan electronic document is true and correct and whose signature I have witnessed.

Jacqueline McDonald
Notary's Signature

My Commission Expires: 2/1/2024
Notary' Seal (if on paper)

JACQUELINE MCDONALD
Commission # GG 916517
Expires February 1, 2024
Bonded Thru Troy Fain Insurance 800-385-7019