Karen Johnson Davidson County
Batch# 609570 DEEDQC
04/07/2021 01:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210407-0046134

File Number: ORG-82324

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
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.

New Property Owner/Mail Tax Statements To:
VERNON TOLBERT AND SHETIKA C. COVINGTON, 74 French Street, Goodlettsville, TN 37072

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
025-08-0A-008-00 and 025080A00800CO

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Vernon Deon Tolbert, now married, hereinafter grantor, whose tax-mailing address is **74 French Street, Goodlettsville, TN 37072**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Vernon Deon Tolbert and Shetika C. Covington**, husband and wife, as joint tenants, hereinafter grantee, whose tax mailing address is **74 French Street, Goodlettsville, TN 37072**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE AND IS DESCRIBED AS FOLLOWS: BEING ALL OF LOT NOS. 5, 6, 7, 8. 16, & 19, ON THE PLAN OF FINAL PLAT, THE PRESERVE, PHASE 1, ACCORDING TO PLAT AND SURVEY APPEARING OF RECORD IN INSTRUMENT NO. 20200714-0076956 AND INSTRUMENT NO. 20201020-0122150, 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. APN: 025-08-0A-008-00 and 025080A00800CO

Property Address is: 74 French Street, Goodlettsville, TN 37072

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20210115-0007216 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 025-08-0A-008-00 and 025080A00800CO

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 March 24, 2021:

VERNON DEON TOLBERT

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 24, 2021 by **VERNON DEON TOLBERT** who is personally known to me or has produced _____ 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

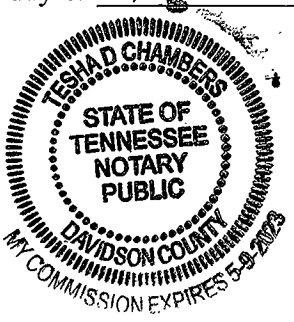
TESHA D CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

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 or value of the property transferred, whichever is greater is $ 1.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 24 day of March, 2021.



(Seal)

Affiant

Vernon D. Tolbert
Print Name

Tesha D. Chambers
Notary Public

My commission expires:

5-9-23

Tesha D. Chambers
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Auburn R Carnegie, 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.

Signature

State of PA

County of Allegheny

Personally appeared before me, Jennifer L. Lander, a notary public for this county and state,
Notary's Name

Auburn R Carnegie, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Jennifer L Lander
Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
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