Karen Johnson Davidson County
Batch# 616495 DEEDQC
04/16/2021 01:01:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20210416-0051271

Commitment Number: 27590546
Seller's Loan Number: 103957086

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:
Matthew Charles Gleichman and **Janise Estrella Ojeda**, 2412 Prairie Hill Dr, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
182 15 0B 034.00

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.

Matthew Charles Gleichman and **Janise Estrella Ojeda, husband and wife**, and **Craig R. Gleichman** and **Pamela A. Gleichman, husband and wife**, (parents of Matthew Charles Gleichman) whose mailing address is **2412 Prairie Hill Dr, Antioch, TN 37013**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Matthew Charles Gleichman** and **Janise Estrella Ojeda**, husband and wife, as joint tenants, hereinafter grantees, whose tax mailing address is **2412 Prairie Hill Dr, Antioch, TN 37013**, 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: 2412 Prairie Hill Dr, Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20190710-0067082 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 182 15 0B 034.00

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 12.24, 2020:

Matthew Charles Gleichman

Janise Estrella Ojeda

Janise Estrella Ojeda

b

Craig R. Gleichman

Pamela A. Gleichman

STATE OF Tn
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 12.24, 2020 by **Matthew Charles Gleichman*** and ~~**Janise Estrella Ojeda**~~ and ~~**Craig R. Gleichman**~~ and ~~**Pamela A. Gleichman**~~ who are personally known to me or have produced DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

(9) * Janise Estrella Ojeda

Notary Public

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20190710-0067082 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 182 15 0B 034.00

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.

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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 12 - , 2020 yc

Matthew Charles Gleichman

Craig R. Gleichman

Janise Estrella Ojeda

Pamela A. Gleichman

STATE OF Illinois
COUNTY OF Winnebago

The foregoing instrument was acknowledged before me on January 2, 2021 by yc ~~**Matthew Charles Gleichman**~~ and ~~**Janise Estrella Ojeda**~~ and **Craig R. Gleichman** and **Pamela A. Gleichman** who are personally known to me or have produced Dr. Lic as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes ~~set forth~~ in this instrument.

Notary Public

YOLANDA KING
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 10, 2023

State of Illinois
County of Winnebago

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 2 day of January, 2021.

YOLANDA KING
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 10, 2023

(Seal)

My commission expires: 11/10/2023

_____

_____
Affiant

_____
Print Name

_____
Notary Public

Yolanda King
Print Name

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 24 day of December, 20 20.

Janise Estrella Ojeda
Affiant

Janise Estrella Ojeda Matthew Charles Gleichman
Print Name

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

Tonya Greer
Notary Public

My commission expires:
12.19.21

Tonya Greer
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land In Davidson County, Tennessee, Being Lot No. 34, On The Plan Of Final Plat Clover Glen, Phase 1A, As Shown On Plat Of Record In Instrument 20180618-0058128, Register's Office For Davidson County, Reference To Which Is Hereby Made For A More Complete Description.

Being the same parcel conveyed to Matthew Charles Gleichman And Janise Estrella Ojeda And Craig R. Gleichman And Pamela A. Gleichman from Meritage Homes Of Tennessee, Inc., An Arizona Corporation, by virtue of a deed dated 6/28/2019, recorded 7/10/2019, in deed , as instrument no. 20190710-0067082 county of Davidson , state of Tennessee.

Assessor's Parcel No: 182 15 0B 034.00

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