Karen Johnson Davidson County
Batch# 622129 DEEDQC
04/26/2021 10:41:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210426-0054998

Commitment Number: 28422066

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, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Amanda Rushing and Brianne Rushing, and Joyce Rushing,
2328 Revere Pl Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
084 15 0 077.00

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.

Amanda Rushing and **Brianne Rushing, a married couple,** who both took title as unmarried and **Joyce Rushing,** unmarried, whose mailing address is **2328 Revere Pl Nashville, TN 37214,** hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Amanda Rushing and Brianne Rushing, a married couple, and Joyce Rushing, unmarried, as tenants in common with right of survivorship**, hereinafter grantee, whose tax mailing address is **2328 Revere Pl Nashville, TN 37214,** 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: 2328 Revere Pl Nashville, TN 37214

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20140506-0038548 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 084 15 0 077.00

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 April 6, 2021:

Amanda Rushing
Amanda Rushing

Brianne Rushing
Brianne Rushing

Joyce Rushing
Joyce Rushing

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 6 April, 2021 by **Amanda Rushing** and **Brianne Rushing** and **Joyce Rushing** who are personally known to me or have produced a TN 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.

Barbara Collins
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires Nov. 26, 2022

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires Nov. 26, 2022

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 $0.00.

Subscribed and sworn to before me

This 6 day of April, 2021.

Amanda Rushing
Affiant

Amanda Rushing
Print Name



My Commission Expires
Nov. 26, 2022

(Seal)

Barbara Collins
Notary Public

My commission expires:

11.26.2022

Barbara Collins
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot 33, Section 1, Castlewood Estates, as shown on plat of record in Plat Book 2331, Page 72, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same parcel conveyed to Amanda Rushing, Brianne Rushing and Joyce Rushing from Luke Aull and Michelle Aull, by virtue of a deed dated 4/29/2014, recorded 5/6/2014, in instrument no. 20140506-0038548, county of Davidson, state of Tennessee. Assessor's

Parcel No: 084 15 0 077.00

Tennessee Certification of Electronic Document

I, Kevin Helbig, 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.

Kevin Helbig
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, Kevin Helbig, 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