Karen Johnson Davidson County
Batch# 622572 DEEDQC
04/26/2021 01:38:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210426-0055329

Commitment Number: 27684610
Seller's Loan Number: 4005112042

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:
CHAD K BOONE and **DANIEL G MILLER**, 404 Caledonian Ct., Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 172100B13600CO

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.

CHAD K BOONE, A/K/A CHAD K BONNE unmarried and **DANIEL G MILLER unmarried**, whose mailing address is **404 Caledonian Ct., Nashville, TN 37211**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **CHAD K BOONE** unmarried and **DANIEL G MILLER, unmarried** as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **404 Caledonian Ct., Nashville, TN 37211**, 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: 404 Caledonian Ct., Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20070502-0052153 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 172100B13600CO

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 February 23, 2021:

Chad K. Boone A/K/A Chad K. Bonne
CHAD K BOONE, A/K/A CHAD K BONNE

Daniel G Miller
DANIEL G MILLER

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 23, 2021 by **CHAD K BOONE, A/K/A CHAD K BONNE** and **DANIEL G MILLER** who are personally known to me or have produced TN Driver 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.

Ella K Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Commission Expires:

07, 09, 2024

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 23 day of February, 2021.

Daniel A Miller
Chad K. Boone A/K/A Chad K. Bonne
Affiant
Daniel G. Miller
Chad K. Boone A/K/A Chad K. Bonne
Print Name

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Seal)

Ella K. Butler
Notary Public

My commission expires:

07/09/2024

Ella K. Butler
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being lot no. 28 on the plan of Christiansted Valley, Phase three, a planned unit development, as of record in instrument no. 20060316-0030458, registers office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description. Being the same parcel conveyed to CHAD K BONNE UNMARRIED AND DANIEL G MILLER UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP from TURNBERRY HOMES LLC, by virtue of a deed dated 4/27/2007, recorded 5/2/2007, as instrument no. 20070502-0052153 county of Davidson, state of Tennessee. Assessor's Parcel No: 172 10 OB 136.00

True Copy Cerification

I, Logan Welker, 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 Welker
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 Welker, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lissette Anne Moree
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