Karen Johnson Davidson County
Batch# 623733 DEEDQC
04/28/2021 08:29:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210428-0056393

Commitment Number: 28217997
Seller's Loan Number: 104164336

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:
Damon Christopher Johnston and **Mark Wayne Hopson**, 7010 Bonnamere Drive, Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
074-08-0-022-00

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.

Mark Hopson, grantor, a married man, whose mailing address is **7010 Bonnamere Drive, Hermitage, TN 37076**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Damon Christopher Johnston** and **Mark Wayne Hopson**, as married, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **7010 Bonnamere Drive, Hermitage, TN 37076**, 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: 7010 Bonnamere Drive, Hermitage, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20161117-0121199 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 074-08-0-022-00

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 10, 2021:

Mark Hopson

Mark Hopson

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 10, 2021 by **Mark Hopson** 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.

SHERESA DEMINGS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
expires 11-12-2024

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 10th day of April, 2021.



(Seal)

Mark Hopson
Affiant

Mark Hopson
Print Name

Notary Public

My commission expires:

11-12-2024

Sheresa Demings
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property: Land in Davidson County, Tennessee, being Lot No. 811 on the Plan of Hermitage Hills, Section 7, as of Record in Book 3300, Pages 62 and 63, Register's Office for said County, to which plan reference is hereby made for a more complete description. Being the same parcel conveyed to Mark Hopson from Faith E. Quinn, by virtue of a deed dated 11/15/2016, recorded 11/17/2016, in deed as instrument no. 20161117-0121199 county of Davidson, state of Tennessee. Assessor's Parcel No: 074-08-0-022-00

Tennessee Certification of Electronic Document

I, DONA BAJET , 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.

Dona Bajet
Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, LISSETTE MOREE , a notary public for this county and
Notary's Name

state, DONA BAJET , 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