Karen Johnson Davidson County
Batch# 626873 DEEDQC
04/30/2021 11:10:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210430-0058195

Commitment Number: 27992953
Seller's Loan Number: 104082477

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:
Hannah McGinnity, 4708 Grays Point Rd., Joelton, TN 37080

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
028-00-0-022-01

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.

Hannah Maxwell, N/K/A Hannah McGinnity, an unmarried woman, whose mailing address is **4708 Grays Point Rd., Joelton, TN 37080**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Hannah McGinnity**, an unmarried woman, hereinafter grantee, whose tax mailing address is **4708 Grays Point Rd., Joelton, TN 37080**, 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: 4708 Grays Point Rd., Joelton, TN 37080

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20190806- 0078043 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 028-00-0-022-01

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 11, 2021:

Mark Maxwell N/K/A Hannah McGinnity

Hannah Maxwell, N/K/A Hannah McGinnity

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 11, 2021 by **Hannah Maxwell, N/K/A Hannah McGinnity**

who is personally known to me or has produced drivers license 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

exp: 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 11th day of April, 2021.

SHERESA DEMINGS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

(Seal)

Hannah Maxwell N/K/A Hannah McGinnity
Affiant

Hannah Maxwell N/K/A Hannah McGinnity
Print Name

Notary Public

My commission expires:

11-12-2024

Sheresa Demings
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Daddson County, Tennessee, being Lot No. 2 on the Plan of Ferris Reed Prop. of recmrd in Plat Book 5210, Page 342, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same parcel conveyed to hannah maxwell from hannah maxwell formerly known as hannah e mcginnity by virtue of a deed dated 7/11/2019 recorded 8/6/2019 in deed as instrument no. 20190806-0078043 county of Davidson state of Tennessee Assessor's Parcel No: 028-00-0-022-01

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