Karen Johnson Davidson County
Batch# 631624 DEEDQC
05/07/2021 12:22:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210507-0061687

Commitment Number: 27207935
Seller's Loan Number: 4004751147

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:
Debra Vicknair and **Abbie Leigh Vicknair**, 212 Stoners Glen Court, Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 075150A21200CO

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.

Debra Vicknair, single, whose mailing address is **212 Stoners Glen Court, Hermitage, TN 37076**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Debra Vicknair, single,** and **Abbie Leigh Vicknair, single**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **212 Stoners Glen Court, 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: 212 Stoners Glen Court, Hermitage, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

Parcel ID: 075150A21200CO

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 general warranty covenants, 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.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on September 16, 2020:

Debra Vicknair

Debra Vicknair

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

The foregoing instrument was acknowledged before me on September 16, 2020 by **Debra Vicknair** who is personally known to me or has produced TN DL 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.

Callie LeCompte
Notary Public

CALLIE LECOMPTE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

Exp 9.24.2023

State of Tennessee
County of Wilson

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 16th day of September, 2026.

Debra McKnair
Affiant

Debra McKnair
Print Name

(Seal)

CALLIE LECOMPTE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HAMILTON

Callie LeCompte
Notary Public

My commission expires:

9.24.2023

Callie LeCompte
Print Name

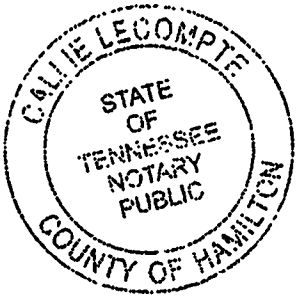
CALLIE LECOMPTE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HAMILTON

State of Tennessee
County of Wilson

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 16th day of September, 2026.



(Seal)

Affiant

Print Name

Notary Public

My commission expires:

9.24.2023

CALLIE LeCompte
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Unit No. 212, on the plan of STONER'S GLEN, PHASE THREE, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20010726- 0079444, as corrected in Instrument No. 20020319-0034160, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same parcel conveyed to Debra Vicknair, unmarried from Adam Winchester Cates, Trustee of the Elaine Potter Revocable Living Trust, by virtue of a deed dated 9/10/2018, recorded 9/11/2018, as instrument no. 20180911-0090031 county of Davidson, state of Tennessee.

True Copy Cerification

I, Jaimi Petrosky, 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.

Jaime Petrosky
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, Jaimi Petrosky, 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