Karen Johnson Davidson County
Batch# 633025 DEEDQC
05/11/2021 10:53:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210511-0063214

Commitment Number: 27521884

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:
Jordan Hatton and **Lon P. Hatton**, 4124 Edwards Ave, Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
061 06 0 101.00

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.

Jordan Hatton, an unmarried woman, (daughter of Lon P. Hatton), whose mailing address is **4124 Edwards Avenue Nashville, TN 37216**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Jordan Hatton,** an unmarried woman, and **Lon P. Hatton**, a married man, hereinafter grantees, whose tax mailing address is **4124 Edwards Avenue Nashville, TN 37216**, 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: 4124 Edwards Avenue Nashville, TN 37216

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 177072in the Register's Office of Davidson County, Tennessee.

Parcel ID: 061 06 0 101.00

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 10/15, 2020:

Jordan Hatton

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Oct 15; 2020 by **Jordan Hatton** who is personally known to me or has produced driver 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.

Notary Public

Exp: 3-8-2024

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tenn.
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 15 day of Oct, 2020.

Joelen Hatton
Affiant

Joelen Hatton
Print Name

(Seal)

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Gloria M. Jackson
Notary Public

My commission expires:

3.8.2021

Gloria M. Jackson,
Print Name

Order No.: 27521884

LEGAL DESCRIPTION

EXHIBIT "A"

The following described property:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Maplewood Heights Subdivision of record in Plat Book 547, Page 77 and 78, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot 118 fronts 100 feet on the easterly side of Edwards Avenue and runs back beween parallel line, 300 feet to a dead line.

Being the same parcel conveyed to Jordan Hatton, an unmarried woman, from Mise Investments, LLC, a Tennessee Limited Liability Company, by virtue of a deed dated 12/19/2018, recorded 12/21/2018, as instrument no. 20181221-0124278, County of Davidson , State of Tennessee.

Assessor's Parcel No: 061 06 0 101.00

True Copy Cerification

I, Logan Walker, 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 Walker
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 Walker, 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