Karen Johnson Davidson County
Batch# 634677 DEEDQC
05/12/2021 12:12:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210512-0064037

Commitment Number: 28371870
Seller's Loan Number: 104126140

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:
Travis Walters and Marnie Walters, a married couple as Joint Tenants with Right of Survivorship, 208 Samuel Ct, Hermitage, TN 37076-2648

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
087-09-0-068-00

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.

Travis Walters, an unmarried man, whose mailing address is **208 Samuel Ct, Hermitage, TN 37076-2648**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Travis Walters and Marnie Walters, a married couple, as Joint Tenants with Right of Survivorship**, hereinafter grantee, whose tax mailing address is **208 Samuel Ct, Hermitage, TN 37076-2648**, 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: 208 Samuel Ct, Hermitage, TN 37076-2648

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20170428-0041905 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 087-09-0-068-00

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 4/20, 2021:

Travis Walters

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 20, 2021 by **Travis Walters** who is personally known to me or has produced TN Driver's 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.

TIONBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

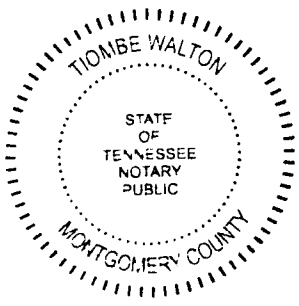
my commission expires: 12/21/24

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 20th day of April, 2021.



(Seal)

Affiant

Travis Walters
Print Name

Notary Public

My commission expires:

12/21/24

Tiombe Walton
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Final Plat of New Hope Estates, Phase One of record in Plat Book 9700, Page 319, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Assessor's Parcel No: 087-09-0-068-00

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