Karen Johnson Davidson County
Batch# 644185 DEEDQC
05/26/2021 09:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210526-0071214

Commitment Number: TN21102738

After Recording, Send To:
BOSTON NATIONAL TITLE AGENCY
400 ROUSER RD
CORAOPOLIS 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. File Number: TN21102738.

New Property Owner/Mail Tax Statements To:
Donna L. Darnell, 6612 Upton Ln., Nashville, TN 37209-4378

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
02-07-0-112.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Donna L. Darnell, executor of the estate of Doris W. Darnell, hereinafter grantor, whose tax-mailing address is **6612 Upton Ln., Nashville, TN 37209-4378**, for **ZERO CONSIDERATION (ZERO DOLLARS AND ZERO CENTS)** grants and quitclaims to **Donna L. Darnell**, hereinafter grantee, whose tax mailing address is **6612 Upton Ln., Nashville, TN 37209-4378**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING LOT NO. 19 ON THE PLAN OF CHARLOTTE PARK, SECTION 26, AS OF RECORD IN BOOK 3700, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON, COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION. Tax ID: 02-07-0-112.00
Property Address is: 6612 Upton Ln., Nashville, TN 37209-4378

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Book 4143, Page 83 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 02-07-0-112.00

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 30, 2021:

Donna L. Darnell executor of the estate of Doris W. Darnell

Donna L. Darnell, executor of the estate of Doris W. Darnell

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 30, 2021 by **Donna L. Darnell, executor of the estate of Doris W. Darnell** 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.

Ella K. Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

COMMISSION EXPIRY DATE: 07/09/2024

State of TN
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 or value of the property transferred, whichever is greater is $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 30 day of April, 2021.

Donna L. Darnell executor of the estate of Doris W. Darnell
Affiant

Donna L. Darnell executor of the estate of Doris W. Darnell
Print Name

(Seal)

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Ella K. Butler
Notary Public

My commission expires:

07/09/2024

Ella K. Butler
Print Name

CTIC# _____

True Copy Certification

I, LAURA SUSNJER, do hereby make oath that I am a ~~licensed attorney and/or~~ the 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.

Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, [Name of Notary] TRACY L SUTER, a notary public for this county and state, [name of person making certification] LAURA SUSNJER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-24-21

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES