Karen Johnson Davidson County
Batch# 647032 DEEDQC
06/01/2021 12:04:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210601-0073037

File Number: ORG-142778

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
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.

New Property Owner/Mail Tax Statements To:
KYLE M. TWILLEY and **KIMBERLY M. TWILLEY**, 4869 WHITTIER DR, Old Hickory, TN 37138

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 06509006900

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.

Kyle M. Twilley, a married man,* hereinafter grantor, whose tax-mailing address is **4869 WHITTIER DR, Old Hickory, TN 37138**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **KYLE M. TWILLEY** and **KIMBERLY M. TWILLEY**, husband and wife, hereinafter grantees, whose tax mailing address is **4869 WHITTIER DR, Old Hickory, TN 37138**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

*and Kimberly M. Twilley, a married woman.

The land hereinafter referred to is situated in the County of Davidson, State of TN and is described as follows:

BEING all of Lot No. 103, on the Plan of Section Three of Sherwood Forest, as shown by plat appearing of record in Book 4460, page 81, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot

APN: 06509006900

Property Address is: 4869 WHITTIER DR, Old Hickory, TN 37138

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20180530-0051344 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 06509006900

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 May 18, 2021:

Kimberly M. Twilley

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 18, 2021 by **Kimberly M. Twilley** who is personally known to me or has produced 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.

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

Notary Public

Executed by the undersigned on May 18, 2021:

Kyle M. Twilley

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 18, 2021 by **Kyle M. Twilley** who is personally known to me or has produced 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.

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

Notary Public

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 18th day of May, 2021.

Affiant

Kyle Twilley
Print Name

(Seal)

Notary Public

My commission expires:

March 3, 2025

Quentin Isabell
Print Name

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Auburn R Carnegie, 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.

Signature

State of PA

County of Allegheny

Personally appeared before me, Jennifer L. Lander, a notary public for this county and state,
Notary's Name

Auburn R Carnegie, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731