Karen Johnson Davidson County
Batch# 654456 DEEDQC
06/10/2021 02:54:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210610-0078551

Commitment Number: 28409499
Seller's Loan Number: 104220849

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:
Robin Rachelle Anderson Harris and **Christopher L. Harris**, 4944 Whites Creek Pike, Whites Creek, TN 37189

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
030 00 0 068.01

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.

Robin Rachelle Anderson Harris, a Married Woman, whose mailing address is **4944 Whites Creek Pike, Whites Creek, TN 37189**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Robin Rachelle Anderson Harris** and **Christopher L. Harris**, husband and wife, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **4944 Whites Creek Pike, Whites Creek, TN 37189**, 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: 4944 Whites Creek Pike, Whites Creek, TN 37189

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20170821-0085661 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 030 00 0 068.01

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 April 15th, 2021:

Robin Rachelle Anderson Harris

Robin Rachelle Anderson Harris

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 15th, 2021 by **Robin Rachelle Anderson Harris** who is personally known to me or has produced Tennessee Drivers Lic 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.

LeAundra M Coyle
Notary Public

LEAUNDRA M COYLE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 10-21-2024
RUTHERFORD COUNTY

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 April, 2021.

LEAUNDRA M COYLE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 10-21-2024
RUTHERFORD COUNTY

(Seal)

Robin Rachelle Anderson Harris
Affiant

Robin Rachelle Anderson Harris
Print Name

LeAundra M Coyle
Notary Public

My commission expires:

10·21·2021

LeAundra M. Coyle.
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Being Tract 1 as Shown and Described According to a Boundary Survey of Gilliam Property, Davidson County, Tennessee, Prepared by Ray G. Cole, Tennessee Registered Land Surveyor No. 924, Cole Land Surveying, Dated March 6, 1998 and Attached as Exhibit A-1 to the Deed of Record in Book 11087, Page 415, Registers Office for Said County, as Follows, to Wit:

Beginning at an Iron Pin Set Along the Southwesterly Margin of Whites Creek Pike, Said Iron Pin Set Being North 48 degrees 51' 09" West 240.00 Feet to an Iron Pin Set in the Corner of Tract 2 on Said Boundary Survey and Corner of the Gilliam Property Being Known as Map No. 30, Parcel 68, Thence, Along the Southwesterly Margin of Whites Creek Pike, North 49 degrees 28' 50" West 190.51 Feet to an Iron Pin Set; Thence Leaving the Southwesterly Margin of Whites Creek Pike South 23 degrees 20' 46" West 94.51 Feet to a Point; Thence South 09 degrees 30' 45" East 342.65 Feet to an Iron Pin Set, Common Corner With Tract No. 2; Thence, Along the Common Boundary Line With Tract No. 2, North 41 degrees 50' 27" East, 319.10 Feet to an Iron Pin and the Point of Beginning, Containing 1.31 Acres, More or Less.

Being the same parcel conveyed to Robin Rachelle Anderson Harris from Robin Rachelle Anderson Harris Who Erroneously Acquired Title as Robyn Rochelle Anderson Harris and Christopher Harris, by virtue of a deed dated 8/9/2017, recorded 8/21/2017, in deed as instrument no. 20170821-0085661 County of Davidson, State of Tennessee.

Assessor's Parcel No: 030 00 0 068.01

Tennessee Certification of Electronic Document

I, DONA BAJET, 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.

Signer's Name

Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, LISSETTE MOREE, a notary public for this county and state, DONA BAJET, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

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