Karen Johnson Davidson County
Batch# 657055 DEEDQC
06/15/2021 02:05:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20210615-0080711

Commitment Number: 27996787
Seller's Loan Number: 11872012529482

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:
Tyler William Kane, (Thomas) 2511 140th Place Mill Creek, WA 98012

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
040 00 0 159.00

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.

Tyler William Kane, single, and **Thomas Edward Kane,** joined by his spouse **Kimberly Kane**, (son/father), whose mailing address is **2511 140th Place Mill, Creek, WA 98012**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Tyler William Kane, single**, hereinafter grantee, whose tax mailing address is **(Thomas) 2511 140th Place Mill Creek, WA 98012**, 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: 4647 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 20191104011334 3 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 040 00 0 159.00

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 April 13, 2024:

Tyler William Kane

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 13, 2024 by **Tyler William Kane** 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.

TIOMBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

my commission expires: 12/22/24

Thomas Edward Kane

Thomas Edward Kane

STATE OF Washington
COUNTY OF Snohomish

The foregoing instrument was acknowledged before me on January 20, 2021 by **Thomas Edward Kane** who is personally known to me or has produced WA Drivers 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.

LEYLA SUMPTION
Notary Public
State of Washington
Commission # 20105459
My Comm. Expires Apr 18, 2024

Leyla Sumption
Notary Public

Kimberly Kane

Kimberly Kane

STATE OF Washington
COUNTY OF Snohomish

The foregoing instrument was acknowledged before me on January 30, 2024 by **Kimberly Kane** who is personally known to me or has produced WA Drivers 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.

Leyla Sumption
Notary Public

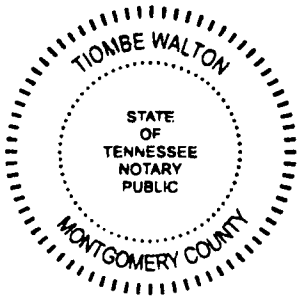
LEYLA SUMPTION
Notary Public
State of Washington
Commission # 20105459
My Comm. Expires Apr 18, 2024

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 13th day of April, 2021.



(Seal)

Affiant

Tyler William Kane
Print Name

Notary Public

My commission expires:

12/21/24

Tiombe Walton
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land located in Davidson County, Tennessee, being all of Lot No. 2 on the Plan of David Corlew Subdivision, of record In Plat Book 6250, Page 693, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Being the same parcel conveyed to Tyler William Kane and Thomas Edward Kane from Cody L. Jaworski and Kristen R. Downing n/k/a Kristen R. Jaworski, by virtue of a deed dated 10/31/2019, recorded 11/4/2019, in instrument no. 20191104-0113343, county of Davidson, state of Tennessee.

Tennessee Certification of Electronic Document

I, Kevin Helbig, 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.

Kevin Helbig
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, Kevin Helbig, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

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