Karen Johnson Davidson County
Batch# 659711 DEEDQC
06/18/2021 11:04:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210618-0082532

File Number: ORG-158454

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:
LAURA GRAVES and **JAMES MURRAY**, 1120 NELSON DR., MADISON, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
033-16-0-220-00 and 03316022000

QUITCLAIM DEED

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

LAURA L. GRAVES, hereinafter grantor, whose tax-mailing address is **1120 NELSON DR., MADISON, TN 37115**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **LAURA L. GRAVES** and **JAMES MURRAY**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **1120 NELSON DR., MADISON, TN 37115**, 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. 112-B, on the Plan of Zone Lot Division of Primrose Meadows, Section Two, of record in Book 5200, Page 666, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description.
APN: 033-16-0-220-00 and 03316022000

Property Address is: 1120 NELSON DR., MADISON, TN 37115

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20080227-0019230 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 033-16-0-220-00 and 03316022000

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 June 9, 2021:

Laura L. Graves

LAURA L. GRAVES

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 9, 2021 by **LAURA L. GRAVES** who is personally known to me or has produced TNDL 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.



Tamika M. White

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 or value of the property transferred, whichever is greater is $ 0 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 9th day of June, 20 21.

TAMIKA M. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 6, 2024

(Seal)

Laura L. Graves
Affiant

Laura L. Graves
Print Name

Tamika M. White
Notary Public

My commission expires:
March 6, 2024

Tamika M. White
Print Name

CTIC# _____

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).

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00569731