Karen Johnson Davidson County
Batch# 661504 DEEDQC
06/22/2021 10:27:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210622-0083894

Commitment Number: 28580685
Seller's Loan Number: 104279809

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:
JEFFREY DANIEL BARNES and **TIFFANY JARRELL**, 1913 Portman Dr., Nashville, TN 372144372

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
108-12-0B-118-00

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.

JEFFREY DANIEL BARNES, unmarried, and **TIFFANY JARRELL, F/K/A TIFFANY MITCHELL**, unmarried, whose mailing address is **1913 Portman Dr., Nashville, TN 37214-4372**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **JEFFREY DANIEL BARNES**, unmarried, and **TIFFANY JARRELL**, unmarried, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **1913 Portman Dr., Nashville, TN 37214-4372**, 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: 1913 Portman Dr., Nashville, TN 372144372

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20171115-0117262 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 108-12-0B-118-00

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 May 20, 2021:

JEFFREY DANIEL BARNES

TIFFANY JARRELL AKA TIFFANY MITCHELL

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 20, 2021 by **JEFFREY DANIEL BARNES** and **TIFFANY JARRELL AKA TIFFANY MITCHELL** who are personally known to me or have produced Driver License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public
Expires: 12/19/2023

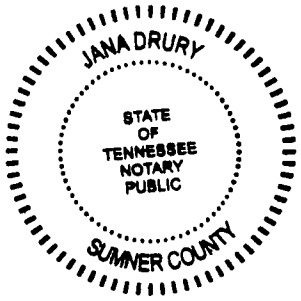
JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 20th day of May, 2021.



(Seal)

Affiant

Jeffrey Daniel Barnes
Print Name

Notary Public

My commission expires:

Dec. 19th, 2023

Jana Drury
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property: Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Final Plat, Phase 1-A, Section 4, Harborview of record in Plat Book 7900, Page 386, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Assessor's Parcel No: 108-12-0B-118-00

Tennessee Certification of Electronic Document

I, WENDY MARTIN, 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.

Wendy L. Martin
Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, LISSETTE MOREE, a notary public for this county and
Notary's Name

state, WENDY MARTIN, 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