Karen Johnson Davidson County
Batch# 661511 DEEDQC
06/22/2021 10:33:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210622-0083900

Commitment Number: 28613616

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:
Carolyn Lamberth and **Christopher Lamberth**, 868 Hermitage Ridge, Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
074 04 0 064.00

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.

Carolyn Lamberth, married, whose mailing address is **868 Hermitage Ridge, Hermitage, TN 37076**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Carolyn Lamberth** and **Christopher Lamberth, wife and husband**, hereinafter grantees, whose tax mailing address is **868 Hermitage Ridge, Hermitage, TN 37076**, 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: 868 Hermitage Ridge, Hermitage, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20120716-0062287 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 074 04 0 064.00

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 18, 2021:

Carolyn Lamberth
Carolyn Lamberth

Christopher Lamberth

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 18, 2021 by **Carolyn Lamberth** and **Christopher Lamberth** 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.

Jana Drury
Notary Public
Expires: 12/19/2023

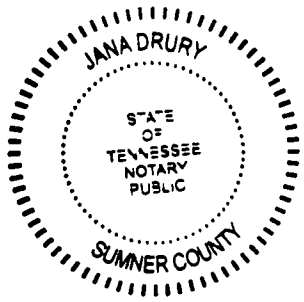
JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 18th day of May, 20 21.



(Seal)

Carolyn Lamberth
Affiant

Carolyn Lamberth
Print Name

Jana Drury
Notary Public

My commission expires:

Dec. 19th, 2023

Jana Drury
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

DESCRIBED PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT NUMBER 30 ON THE REVISED PLAN OF HERITAGE HILLS, SECTION 12, OF RECORD IN BOOK 4675, PAGE 125, REGISTER'S OFFICE FOR SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: SAID LOT 30 FRONTS 88.74 FEET ON THE NORTHEASTERLY MARGIN OF HERMITAGE RIDGE AND EXTENDS BACK 127.03 FEET ON THE NORTHERLY LINE AND 135.72 FEET ON THE SOUTHERLY LINE TO A LINE ON THE REAR ON WHICH IT MEASURES 73.91 FEET. Being the same parcel conveyed to Carolyn Lamberth from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C, by virtue of a deed dated 7/11/2012, recorded 7/16/2012, as instrument no. 20120716-0062287 county of Davidson, state of Tennessee. Commonly known as 868 Hermitage Ridge, Hermitage, TN-37076

Tennessee Certification of Electronic Document

I, WENDY MARTIN, 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, WENDY MARTIN, 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