Karen Johnson Davidson County
Batch# 665183 DEEDQC
06/25/2021 01:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210625-0086647

21160924R-QCD

File Number: 21160924R

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

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:
Linda McClain, 728 Frodo Lane Antioch, Tennessee 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
163 02 0B 088.00

QUITCLAIM DEED
Exempt from recordation tax. Tenn. Code Sec. 67-4-409 (a)(4)

Linda McClain formerly known as Linda Pierce, unmarried, whose mailing address is **728 Frodo Lane Antioch, Tennessee 37013**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Linda McClain,** an unmarried woman, hereinafter grantee, whose tax mailing address is **728 Frodo Lane Antioch, Tennessee 37013**, the following real property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 38 PHASE TWO, BERKLEY HALL PHASE 5, SECTION 1 OF HICKORY HIGHLANDS P.U.D. OF RECORD IN INSTRUMENT NO. 20070621-0074238, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPREHENSIVE AND BINDING DESCRIPTION.

BEING THE SAME PREMISES CONVEYED UNTO LINDA PIERCE, AN UNMARRIED WOMAN, BY VIRTUE OF WARRANTY DEED FROM BERKLEY HALL, LLC, DATED MAY 15, 2015, RECORDED MAY 19, 2015, IN INSTRUMENT: 20150519-0045992.
Property Address is: 728 Frodo Lane Antioch, Tennessee 37013

Parcel ID: 163 02 0B 088.00

Executed by the undersigned on June 18, 2021:

Linda McClain F/K/A Linda Pierce
Linda McClain formerly known as Linda Pierce

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 18, 2021 by **Linda McClain formerly known as Linda Pierce** who is personally known to me or has produced 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.

Kandice Eubanks
Notary Public

My Commission Expires: 10/30/24

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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 or value of the property transferred, whichever is greater is $ 0.00 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 18th day of June, 2021.

Linda McClain
Affiant

Linda McClain
Print Name

(Seal)

Kandice Eubanks
Notary Public

My commission expires:
10/30/24

Kandice Eubanks
Print Name

CTIC# _____

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Dallas Michaud, 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.

Dallas Michaud
Signature

State of FL

County of Brevard

Personally appeared before me, Dallas Michaud, a notary public for this county andstate, Deborah Allard who acknowledges that this certification ofan electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Feb 11, 2023
Notary' Seal (if on paper)

DEBORAH A. ALLARD
Notary Public - State of Florida
Commission # GG 300663
My Comm. Expires Feb 11, 2023
Bonded through National Notary Assn.