Karen Johnson Davidson County
Batch# 673303 DEEDQC
07/08/2021 11:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210708-0092087

Commitment Number: IT210544227

After Recording, Send To:



First Source Title Agency
7717 Victory Lane
Suite B
North Ridgeville, OH 44039

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:
Jewell Briscoe, 6884 Hickory Rim Court, Antioch, TN 37013 (Davidson)

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
176 01 0A 054.00

QUITCLAIM DEED

JEWELL BRITTON is married to Nathan Joseph Brown, hereinafter grantor, of **Davidson County, Tennessee,** for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Jewell Briscoe,** married, hereinafter grantee, whose tax mailing address is **6884 Hickory Rim Court, Antioch, TN 37013 (Davidson),** with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 54 ON THE PLAN OF THE ESTATES OF HICKORY WOODS, OF RECORD IN INSTRUMENT NO. 20010412-0036163, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.
Property Address is: 6884 Hickory Rim Court, Antioch, TN 37013 (Davidson)

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20020502-0054065 recorded in the Register's Office of Davidson County,

Tennessee.

Parcel ID: 176 01 0A 054.00

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 5th, 2021:

Jewell Britton NKA Jewell Briscoe
JEWELL BRITTON NKA JEWELL BRISCOE

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 5th, 2021 by **JEWELL BRITTON NKA JEWELL BRISCOE** who is personally known to me or has produced Drivers Lic 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.

Notary Public
My Comm Exp 09/02/24.

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of TN
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.~~ JB

Subscribed and sworn to before me

This 15 day of June, 2021.

Jewell Britton NKA Jewell Briscoe
Affiant

Jewell Britton NKA Jewell Briscoe
Print Name

(Seal)

Notary Public

My commission expires:
09/02/24

Ann Stathos Donnell
Print Name

CTIC# _____

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Megan McNamara, 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.

Megan McNamara
Signature

State of Ohio

County of Cuyahoga

Personally appeared before me. Heidi Meehan, a notary public for this county and state, Megan McNamara who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heidi Meehan
Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

NOTARIAL SEAL
STATE OF OHIO

HEIDI A. MEEHAN
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 7/22/2024