Karen Johnson Davidson County
Batch# 686874 DEEDQC
07/30/2021 11:08:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210730-0102703

Commitment Number: 28802980
Seller's Loan Number: 104363778

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:
Anthony W. Jackson Jr. and **Lora S. Underwood**, 5112 Mountainbrook Cir, Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
085-04-0A-242-00

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.

Anthony W. Jackson Jr. and **Lora S. Underwood, husband and wife**, whose mailing address is **5112 Mountainbrook Cir, Hermitage, TN 37076**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Anthony W. Jackson Jr.** and **Lora S. Underwood**, husband and wife, as joint tenants, With Right Of Survivorship, hereinafter grantees, whose tax mailing address is **5112 Mountainbrook Cir, 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: 5112 Mountainbrook Cir, Hermitage, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20140926-008837 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 085-04-0A-242-00

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 June 23rd, 2021:

Anthony W. Jackson Jr.

Lora S. Underwood

STATE OF Tenn
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 23, 2021 by **Anthony W. Jackson Jr.** and **Lora S. Underwood** who are personally known to me or have produced drivers 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

Exp: 3.3.2025

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tenn.
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 23 day of June, 20 21.

Affiant

Anthony W. Jackson Jr.
Print Name

(Seal)

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:

3.3.2025

Gloria M Jackson
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson county, Tennessee, being Lot No. 242 on the final plat of the reserve at stone Hall, formerly Eversong at Ravenwood, phase 1, section 28. Planned unit development, of record in instrument no. 20131014-0107217. Register's office for Davidson county, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description. Being the same parcel conveyed to Anthony W. Jackson Jr., And Lora S. Underwood from Meritage Homes Of Tennessee, Inc., An Arizona Corporation, by virtue of a deed dated 9/15/2014, recorded 9/26/2014, in deed book _, page _, as instrument no. 20140926-008837 county of Davidson, state of Tennessee. Assessor's Parcel No: 085-04-0A-242-00

Tennessee Certification of Electronic Document

I, Wendy Martin, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/23/2021 (date of document).

Wendy L Martin
Affiant Signature

7/1/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 1st day of July, 2021.

Notary's 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