Karen Johnson Davidson County
Batch# 697332 DEEDQC
08/13/2021 12:19:30 PM 6 pgs
Fees: $33.00 Taxes: $272.63
20210813-0109647

Commitment Number: 28458937
Seller's Loan Number: 400618996

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:
Stacy L. Cox, 604 Hannah Ridge Court, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
173 11 0A 056.00

QUITCLAIM DEED

Stacy L. Cox, (whose mailing address is **604 Hannah Ridge Court, Antioch, TN 37013)** and **David W. Cox**, (whose mailing address is 604 Hannah Ridge Ct. Antioch, TN 37013, who were formerly a married couple but are now divorced as per Case No.: 21D222 IN THE FOURTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, Dated March 12, 2021, and are both now unmarried persons, hereinafter grantors, for $73,684.62 (Seventy Three Thousand Six Hundred Eighty Four Dollars and Sixty Two Cents) in consideration paid, grant and quitclaim to **Stacy L. Cox**, single, hereinafter grantee, whose tax mailing address is **604 Hannah Ridge Court, Antioch, TN 37013**, 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: 604 Hannah Ridge Court, Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

deed recorded at 20041112-0136241 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 173 11 0A 056.00

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 April 16th, 2021.

Stacy L. Cox

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 16th, 2021 by **Stacy L. Cox** who are personally known to me or have produced _____ 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

LEAUNDRA M COYLE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 10-21-2024
RUTHERFORD COUNTY

Executed by the undersigned on April 16, 2021:

David W. Cox

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 16th, 2021 by **David W. Cox** who are personally known to me or have produced _____ 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

LEAUNDRA M COYLE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 10-21-2024
RUTHERFORD 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 $73,684.62 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 16th day of April, 2021.

Affiant

Stacy L Cox
Print Name

(Seal)

LEAUNDRA M COYLE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 10-21-2024
RUTHERFORD COUNTY

Notary Public

My commission expires:

10·21·2024

LeAundra M Coyle
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE,

BEING LOT NO. 27 ON THE PLAN OF SECTION TWO, STANFORD VILLAGE OF RECORD IN INSTRUMENT NUMBER 20010226-0017614, REGISTERS OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PARCEL CONVEYED TO STACY L. COX AND DAVID W. COX FROM PARAGON RELOCATION RESOURCES, INC., A CORPORATION, BY VIRTUE OF A DEED DATED 10/1/2004, RECORDED 11/12/2004, AS INSTRUMENT NO. 20041112-0136241 COUNTY OF DAVIDSON, STATE OF TENNESSEE

Assessor's Parcel No: 173 11 0A 056.00

Tennessee Certification of Electronic Document

I, Brenda Leierzapf, 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 April 16, 2021 (date of document).

Brenda Leierzapf
Affiant Signature

8-11-2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 11th day of August, 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