Karen Johnson Davidson County
Batch# 699637 DEEDQC
08/18/2021 08:55:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210818-0111523

Commitment Number: 28805776
Seller's Loan Number: 12921800130

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Donald Scott Denbo, Jr., 202 MOCKINGBIRD RD, NASHVILLE, TN 37205

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
103 12 0 164.01

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.

Donald Scott Denbo Jr., as Trustee of the Donald Scott Denbo, Jr. Revocable Trust dated November 17, 2020, whose mailing address is **202 MOCKINGBIRD RD, NASHVILLE, TN 37205**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Donald Scott Denbo, Jr.**, single, hereinafter grantee, whose tax mailing address is **202 MOCKINGBIRD RD, NASHVILLE, TN 37205**, 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: 202 MOCKINGBIRD RD, NASHVILLE, TN 37205

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20201120- 0137012 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 103 12 0 164.01

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 August 2, 2021:

Donald Scott Denbo Jr. as trustee of Donald Scott Denbo Jr.

Donald Scott Denbo Jr., as Trustee of the Donald Scott Denbo, Jr. Revocable Trust dated November 17, 2020

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 2, 2021 by **Donald Scott Denbo Jr., as Trustee of the Donald Scott Denbo, Jr. Revocable Trust dated November 17, 2020** who is personally known to me or has produced Driver's 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.

TIONBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

my commission expires: 12/24/24

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 is $0.00.

Subscribed and sworn to before me

This 2nd day of August, 20 21.

TIONBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

(Seal)

Affiant

Print Name

Notary Public

My commission expires:

12/2/24

Tionbe Walton

Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot no. 3 and the northerly part of Lot No. 2, Black "D", Cherokee Park, Section I, of record in Book 547, Pages 169 and 170, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot. Being the same parcel conveyed to Donald Scott Denbo Jr., as Trustee of the Donald Scott Denbo, Jr. Revocable Trust dated November 17, 2020 from Donald S. Denbo, Jr., by virtue of a deed dated 11/17/2020, recorded 11/20/2020, as instrument no. 20201120-0137012 county of Davidson, state of Tennessee.

Tennessee Certification of Electronic Document

I, Talia Williford, 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 8/2/21 (date of document).

Talia Williford
Affiant Signature

7/1/21
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

202108180111523