Karen Johnson Davidson County
Batch# 704689 DEEDQC
08/25/2021 02:40:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210825-0114988

Commitment Number: 28624978
Seller's Loan Number: 104271373

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:
Charles F. James Sr and **Deborah J. James, a married couple**, 2816 Cato Ridge Dr., Nashville, TN 37218-3633

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
058-09-0A-256-00

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.

Charles F. James, SR, grantor, a married man, whose mailing address is **2816 Cato Ridge Dr., Nashville, TN 37218-3633**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Charles F. James Sr** and **Deborah J. James, a married couple**, hereinafter grantees, whose tax mailing address is **2816 Cato Ridge Dr., Nashville, TN 37218-3633**, 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: 2816 Cato Ridge Dr., Nashville, TN 37218-3633

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 201012130099059 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 058-09-0A-256-00

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 May 7, 2021:

Charles F. James, Sr

Charles F. James, SR

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 7, 2021 by **Charles F. James, SR** who is personally known to me or has produced TN 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.

THOMBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

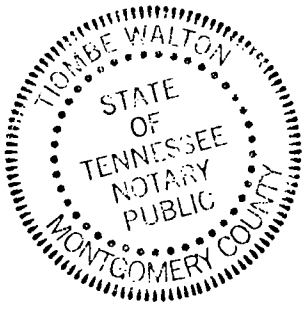
my commission expires: 12/21/24

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 is $0.00.

Subscribed and sworn to before me

This 7th day of May, 2021.



(Seal)

Charles F. James
Affiant

CHARLES F. JAMES
Print Name

Notary Public

My commission expires:

12/21/24

Tiombe Walton
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 260, on the Plan of Jordan Ridge at Eaton Creek, Phase 9 as shown on a plat of record in Instrument No, 2009061 8-0056870, Register Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Assessor's Parcel No: 058-09-0A-256-00

Tennessee Certification of Electronic Document

I, Reena 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 5-7-2021 (date of document).

Reena Martin
Affiant Signature

7-15-2021
Date

State of Pennsylvania
County of Allegheny

Sworn to and subscribed before me this 15 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 7/27/24

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
LAURA DIRIENZO - Notary Public
Beaver County
My Commission Expires Jul 27, 2024
Commission Number 1366228