Karen Johnson Davidson County
Batch# 708999 DEEDQC
09/02/2021 08:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210902-0118274

Commitment Number: 432873707-OT

After Recording Return To:
SingleSource Property Solutions
1000 Noble Energy Drive
Suite 300, Canonsburg, PA 15317
P. 866.620.7577

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:
Marquinta Deondra Chatman and **James Edward Chatman, Jr.**, 1608 Clingmans Court, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 135140A21700CO

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.

Marquinta Deondra Chatman FKA Marquinta Deondra Gant, married, whose mailing address is **1608 Clingmans Court, Antioch, TN 37013**, hereinafter grantor, for $10.00 (Ten Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Marquinta Deondra Chatman** and **James Edward Chatman, Jr.**, a married couple, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **1608 Clingmans Court, Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot No. 217, on the Plan of Pinnacle Point, Phase 5, of record in Plat Book 8250, Page 842, Amended in Book 11114, Page 958, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Property Address: 1608 Clingmans Court, Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Cash Deed for Tennessee recorded as Instrument No. 20111010-0078451 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 135140A21700CO

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 8/25, 2021:

X Marquinta Deondra Chatman FKA Marquinta Deondra Gant

Marquinta Deondra Chatman FKA Marquinta Deondra Gant

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 8/25, 2021 by **Marquinta Deondra Chatman,** who is personally known to me or has produced TN Drivers 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.

Notary Public

JAMES J. EVERETT
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 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 25th day of August, 2021.

X Marquita Deandra Chatmon
Affiant

X Marquita Deandra Chatmon
Print Name

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Notary Public

My commission expires:

9/6/2022

James J. Everett
Print Name

CTIC# _____

True Copy Certification

I, Bobbie Jo Cunningham, 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. on 8/25/2021

Bobbie Jo Cunningham
Signature

State of Pennsylvania

County of Washington

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christopher J. Porto
Notary's Signature

My Commission Expires: 11-22-2024
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Christopher J. Porto, Notary Public
Washington County
My commission expires November 22, 2024
Commission number 1131318
Member, Pennsylvania Association of Notaries