Karen Johnson Davidson County
Batch# 710329 DEEDQC
09/07/2021 08:35:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210907-0119237

Commitment Number: 28283538
Seller's Loan Number: 101344320

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:
Stephen G. Karas and **Mary G Karas**, 4005 Darlene Dr., Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
16202014700

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.

Stephen G. Karas and **Mary W. Azab, N/K/A Mary G Karas, husband and wife**, whose mailing address is **4005 Darlene Dr., Antioch, TN 37013**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Stephen G. Karas** and **Mary G Karas, husband and wife,** as tenants by the entirety, hereinafter grantees, whose tax mailing address is **4005 Darlene Dr., 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: 4005 Darlene Dr., Antioch, TN 37013

DERIVATION CLAUSE

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

deed recorded at 20121031-0100008 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 16202014700

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 21, 2021:

Stephen G. Karas

Mary W. Azab, N/K/A Mary G Karas

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 21, 2021 by **Stephen G. Karas** and **Mary W. Azab, N/K/A Mary G Karas** who are personally known to me or have produced TNDL 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.

Tamika M. White
Notary Public

TAMIKA M. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 6, 2024

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 21st day of April, 2021.

Affiant Mary Grace Karas

Stephen Gabriel Karas
Print Name

TAMIKA M. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 6, 2024

(Seal)

Tamika M White
Notary Public

My commission expires:

March 6, 2024

Tamika M. White
Print Name

Order No.: 28283538

LEGAL DESCRIPTION

EXHIBIT "A"

The following described property:

The following described real estate, Situated in the City of Antioch, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 148, on the plan of Colewood Acres, Section II, of record in Book 3700, Page 135, register's office for said county, to which plan reference is hereby made for a more complete description.

Being the same parcel conveyed to Stephen G. Karas and Mary W. Azab from Stephen G. Karas, who acquired title as Steven G. Karas who acquired Title as Emad Gad Karas, by virtue of a deed dated 10/8/2012, recorded 10/31/2012, as instrument no. 20121031-0100008 county of Davidson, state of Tennessee.

Assessor's Parcel No: 162 02 0 147.00

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 4/21/21 (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