Karen Johnson Davidson County
Batch# 715388 DEEDQC
09/14/2021 11:18:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210914-0123023

Commitment Number: 28621617
Seller's Loan Number: 104294447

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:**
**Janice E. Ridley, an unmarried woman**, 307 Manzano Rd, Madison, TN 37115-4274

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**052-03-0-181-00**

## 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.

**Janice E. Ridley, an unmarried woman, and Rhoda M. Bostic, a single woman**, whose mailing address is **307 Manzano Rd, Madison, TN 37115-4274**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Janice E. Ridley, an unmarried woman**, hereinafter grantee, whose tax mailing address is **307 Manzano Rd, Madison, TN 37115-4274**, 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: 307 Manzano Rd, Madison, TN 37115-4274**

DERIVATION CLAUSE

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

deed recorded at 20010320-0026358 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 052-03-0-181-00

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 18, 2021:

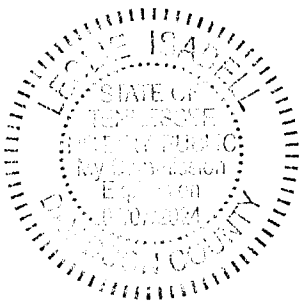
Janice E. Ridley
**Janice E. Ridley**

Rhoda M. Bostic
**Rhoda M. Bostic**

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 18, 2021 by **Janice E. Ridley** and **Rhoda M. Bostic** who are personally known to me or have produced TN Driver's License 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.

Leslie Isabell
Notary Public

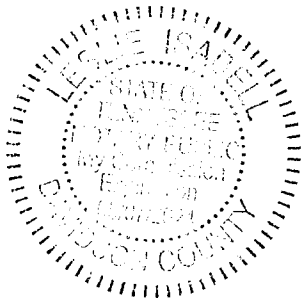


County of Davidson

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 18th day of May, 2021.



(Seal)

James E. Ridley
Affiant

Janice B. Ridley
Print Name

Leslie Isabell
Notary Public

My commission expires:

5/7/2024

Leslie Isabell
Print Name

**EXHIBIT A**
**(LEGAL DESCRIPTION)**

**Being lot no. 5 on the final plat of Manzano estates, of record in plat book 8250, page 345, register's office for Davidson County, Tennessee, to which plat referenced is hereby made for a complete and accurate description of said lot. Being the same parcel conveyed to Janice E. Ridley and Rhoda M. Bostic from Janice E. Ridley, by virtue of a deed dated 11/24/2000, recorded 03/20/2001, in deed book , page , as instrument no. 20010320-0026358 County of Davidson, State of Tennessee. Assessor's Parcel No: 052-03-0-181-00**