Karen Johnson Davidson County
Batch# 717202 DEEDQC
09/15/2021 02:50:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210915-0124065

File Number: ORG-207024

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, 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:
KEVIN N. EDWARDS and **BRIANNA LYNN EDWARDS**, 1425 MARKET SQ., Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
08607016000

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

KEVIN N. EDWARDS, an unmarried, hereinafter grantor, whose tax-mailing address is **1425 MARKET SQ., Hermitage, TN 37076**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **KEVIN N. EDWARDS** and **BRIANNA LYNN EDWARDS**, husband and wife, hereinafter grantees, whose tax mailing address is **1425 MARKET SQ., Hermitage, TN 37076**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that certain lot, piece or parcel of ground situate, lying and being in the Davidson County, State of Tennessee and more particularly described as follows: Land in Davidson County, Tennessee, being Lot No. 228 on the Plan of Jackson's Retreat Phase V-B of record in Plat Book 6250, Page 905, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. APN: 08607016000
Property Address is: 1425 MARKET SQ., Hermitage, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20150930-0099184 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 08607016000

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 17, 2021:

Brianna Lynn Edwards
BRIANNA LYNN EDWARDS

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 17, 2021 by **BRIANNA LYNN EDWARDS** who is personally known to me or has produced Drivers licens 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.

Tamika M. White
Notary Public

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

Executed by the undersigned on August 17, 2021:

Kevin N. Edwards
KEVIN N. EDWARDS

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 17, 2021 by **KEVIN N. EDWARDS** who is personally known to me or has produced 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.



Tamika White
Notary Public

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 or value of the property transferred, whichever is greater is $ 0.00 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 17th day of August, 2021.

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

(Seal)

Kevin N. Edwards Brianna Lynn Edwards
Affiant

Kevin N. Edwards Brianna Lynn Edwards
Print Name

Tamika M. White
Notary Public

My commission expires:

3/6/2024

Tamika M. White
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Alyssa Graham, 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 08/17/2021 (date of document).

Affiant Signature

08/17/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 17TH day of AUG, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954