Karen Johnson Davidson County
Batch# 720170 DEEDQC
09/20/2021 01:14:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210920-0126103

Commitment Number: 28741406
Seller's Loan Number: 7010381267

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:
Eno Eyo and **Regina Eyo**, 68 Kendall Park Dr., Nashville, TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
149-03-0B-045.00-C

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.

Eno Eyo, a single man, whose mailing address is **68 Kendall Park Dr., Nashville, TN 37217**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Eno Eyo** and **Regina Eyo**, husband and wife, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **68 Kendall Park Dr., Nashville, TN 37217**, 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: 68 Kendall Park Dr., Nashville, TN 37217

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20131220-0128732 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 149-03-0B-045.00-C

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 June 7th, 2021:

Eno Eyo

STATE OF Tennessee
COUNTY OF Wilson

The foregoing instrument was acknowledged before me on June 7, 2021 by **Eno Eyo** 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.

Notary Public

My Commission Expires:
1-2-2024

SEAN J. HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Pennsylvania
County of Allegheny

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 13 day of September, 2021.

Waris Ahmad
Affiant

Waris Faizi
Print Name

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

(Seal)

Notary Public

My commission expires:
5/4/2022

Lissette Anne Moree
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Situated in the Davidson County, Tennessee, being Lot No. 38 on the plan of Kendall Park, Phase 2, as shown by plat of record in Instrument No. 20020807-0094808, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Being the same parcel conveyed to Eno Eyo, from Collen Sinor, by virtue of a deed dated 12/17/2013, recorded 12/20/2013, in instrument no. 20131220-0128732 county of Davidson, state of Tennessee.

Tennessee Certification of Electronic Document

I, AMY COX, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, LISSETTE MOREE, a notary public for this county and
Notary's Name

state, AMY COX, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary 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