Karen Johnson Davidson County
Batch# 723707 DEEDQC
09/24/2021 01:55:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20210924-0128736

Commitment Number: 27754758

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, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Barbara A. Bingham, unmarried, 5929 Belle Oaks Place Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
150-11-0-289-00

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.

Margaret J. Washington and **Joseph Harold Washington, Sr., wife and husband, undivided one-half interest** and **Barbara A. Bingham, an undivided one-half interest, (parents/daughter)**, whose mailing address is **5929 Belle Oaks Place Antioch, TN 37013**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Barbara A. Bingham, unmarried**, hereinafter grantee, whose tax mailing address is **5929 Belle Oaks Place 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: 5929 Belle Oaks Place Antioch, TN 37013

DERIVATION CLAUSE

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

deed recorded at 20100625-0049888 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 150-11-0-289-00

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 1/18, 2020: 2021

Margaret J. Washington

Joseph Harold Washington, Sr.

~~**Barbara A. Bingham**~~

STATE OF Maryland
COUNTY OF Anne Arundel

The foregoing instrument was acknowledged before me on 1/18, 2021 by **Margaret J. Washington** and **Joseph Harold Washington, Sr.** ~~**and Barbara A. Bingham,**~~ who are personally known to me or have produced Maryland D.L 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.

Notary Public

ACKNOWLEDGEMENT

State of Maryland

County of Anne Arundel

On 1/18, 2021 before me, Olaleken Isaac-Abiola, a notary public, personally appeared Margaret J. Washington & Joseph Harold Washington, Sr. who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature Isaac-Abiola (Seal)

Printed Name OLALEKAN ISAAC-ABIOLA

Commission Expires 8/25/24

OLALEKAN ISAAC-ABIOLA
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND
MY COMMISSION EXPIRES 08/25/2024

deed recorded at 20100625-0049888 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 150-11-0-289-00

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 1-21, 2021.

Margaret J. Washington

Joseph Harold Washington, Sr.

Barbara A. Bingham

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on 20 JANUARY, 2021 by ~~**Margaret J. Washington**~~ and ~~**Joseph Harold Washington, Sr.**~~ and **Barbara A. Bingham,** who are personally known to me or have produced DL 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.

Notary Public

Comm. Exp. 6-19-2021

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Maryland
County of Anne Arundel

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 January, 2021.

Margaret J. Washington
Affiant

OLALEKAN ISAAC-ABIOLA
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND
MY COMMISSION EXPIRES 08/25/2024

Joseph Harold Washington, Sr
Print Name

(Seal)

Notary Public

My commission expires:

8/25/24

Olaleken Isaac-Abiola
Print Name

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 is $0.00.

Subscribed and sworn to before me

This 21 day of January, 2021.

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(Seal)

Barbara A Bingham
Affiant

Barbara A Bingham
Print Name

Tonya Greer
Notary Public

My commission expires:

6/19/21

Tonya Greer

Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property: Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Phase I, Belle Oaks Subdivision, of record in Book 6900, Page 768, Register's Office of said County, to which reference is hereby made for a more particular description. Being the same parcel conveyed to Margaret J. Washington and Joseph Harold Washington, Sr., and Barbara A. Bingham from Margaret J. Washington and Joseph Harold Washington, Sr., by virtue of a deed dated 6/9/2010, recorded 6/25/2010, in deed instrument no. 20100625-0049888 county of Davidson, state of Tennessee. Assessor's Parcel No: 150-11-0-289-00

Tennessee Certification of Electronic Document

I, Megan LeFebvre, 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 01/21/2021 (date of document).

Affiant Signature

9/14/21
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 14th day of September, 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