Karen Johnson Davidson County
Batch# 723763 DEEDQC
09/24/2021 03:00:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210924-0128820

Commitment Number: 28927956
Seller's Loan Number: 7011113902

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, 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:
Abram Carroll and **Mollie Carroll**, 5836 Sterling Oaks Dr, Brentwood, TN, 37027-8295

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
172-05-0B-087-00

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.

Abram Carroll and Mollie Stone, N/K/A Mollie Carroll, husband and wife, whose mailing address is **5836 Sterling Oaks Dr, Brentwood, TN, 37027-8295**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Abram Carroll** and **Mollie Carroll, husband and wife,** as joint tenants, hereinafter grantees, whose tax mailing address is **5836 Sterling Oaks Dr, Brentwood, TN, 37027-8295**, 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: 5836 Sterling Oaks Dr, Brentwood, TN, 37027-8295

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20190624-0060991 in the Register's Office of Williamson County, Tennessee.

Parcel ID: 172-05-0B-087-00

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 July 19, 2021:

Abram Carroll

Mollie Stone, N/K/A Mollie Carroll

STATE OF TN
COUNTY OF Wilson

The foregoing instrument was acknowledged before me on 7-19, 2021 by **Abram Carroll** and **Mollie Stone, N/K/A Mollie Carroll** who are personally known to me or have produced drivers licenses 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.

My Comission expires:
1-2-24

SEAN J. HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

State of PA
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 15 day of 9, 2021.

Affiant

Yahya Mangal
Print Name

(Seal)

Notary Public

My commission expires:

5/4/2022

Lisette Anne Moree
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

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Final Plat of Sterling Oaks, Phase IT, a Residential Planned Unit Development of record in Plat Book 11190, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tennessee Certification of Electronic Document

I, Jaime L. Petrosky, 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 7/19/2021 (date of document).

Jaime L. Petrosky
Affiant Signature

June 30, 2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 30th day of Jun, 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