Karen Johnson Davidson County
Batch# 724695 DEEDQC
09/27/2021 12:16:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210927-0129464

Commitment Number: 27363159
Seller's Loan Number: 400505806

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:
Camden M. Sarrett, 1005 Pennock Avenue, Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
082 03 0 306.00

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.

Camden M. Sarrett, who incorrectly acquired title as Camden N. Sarrett, a single man, whose mailing address is **1005 Pennock Avenue, Nashville, TN 37207**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Camden M. Sarrett, a single man**, hereinafter grantee, whose tax mailing address is **1005 Pennock Avenue, Nashville, TN 37207**, 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: 1005 Pennock Avenue, Nashville, TN 37207

DERIVATION CLAUSE

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

deed recorded at 20160906-0093048 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 082 03 0 306.00

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 OCTOBER 26, 2020:

Camden M. Sarrett

Camden M. Sarrett, who incorrectly acquired title as Camden N. Sarrett

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on October 26, 20 20 by **Camden M. Sarrett, who incorrectly acquired title as Camden N. Sarrett** 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

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
May 17, 2023

State of Tennessee
County of Williamson

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 26 day of October, 20 20.

Affiant

CAM SARRETT
Print Name

(Seal)

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires:

May 17, 2023

Anthony Flowers
Print Name

A.F

EXHIBIT A
(LEGAL DESCRIPTION)

Situated and being in the County of Davidson, State of Tennessee: Land in Davidson County, Tennessee, Being Lot No. 13 in F.E. Mann's Subdivision of lots of Lucy H. Lindsey Tract, as of record in Book 161, Page 40, said Register's Office, to which plan reference is hereby made for a more complete description. Being the same parcel conveyed to Camden N. Sarrett, a single man from Ornealous Swafford and Odessa Waller Swafford, by virtue of a deed dated 8/31/2016, recorded 9/6/2016, as instrument no. 20160906-0093048 county of Davidson, state of Tennessee. Assessor's Parcel No: 082 03 0 306.00

Tennessee Certification of Electronic Document

I, Tabitha Williams, 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 9.24.2021 (date of document).

Affiant Signature

Sept 24th 2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 24th 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