Karen Johnson Davidson County
Batch# 727177 DEEDQC
09/30/2021 09:06:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210930-0131396

Commitment Number: 28354140
Seller's Loan Number: 7008959557

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:
LORETTA J. BROWN and **JOHN BROWN JR.**, 208 Holiday Dr., Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
042 14 0 111.00

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.

LORETTA J. BROWN, surviving spouse of JOHN O. BROWN, (mother of JOHN BROWN JR.), single, whose mailing address is **208 Holiday Dr., Madison, TN 37115**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **LORETTA J. BROWN**, single, and **JOHN BROWN JR.**, a single man, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **208 Holiday Dr., Madison, TN 37115**, 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: 208 Holiday Dr., Madison, TN 37115

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded 20060712-0083809 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 042 14 0 111.00

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 April 30, 2021:

Loretta J. Brown, surviving spouse of John O. Brown
LORETTA J. BROWN, surviving spouse of JOHN O. BROWN

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 30, 2021 by **LORETTA J. BROWN, surviving spouse of JOHN O. BROWN** who is personally known to me or has produced DL 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.

Kimberly Kronick - Worrall
Notary Public

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/2/2024

(WF)

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 10 day of September, 20 21.

Waris Ahmad
Affiant

Waris Faizi
Print Name

Commonwealth of Pennsylvania - Notary Seal
LAURA DIRIENZO - Notary Public
Beaver County
My Commission Expires Jul 27, 2024
Commission Number 1366228

(Seal)

Notary Public

My commission expires:
7/27/24

Laura DiRienzo
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Holiday Hills, as of record in Hook 3600, Page 28, Register's Office for Davidson County, Tenn , to which plat reference is hereby made for a more complete and accurate description. Being the same parcel conveyed to JOHN O. BROWN AND WIFE, LORETTA J. BROWN from RAY FRIZZELL, JR. AND WIFE, JEANE FRIZZELL, by virtue of a deed dated 7/10/2006, recorded 7/12/2006, as instrument no. 20060712-0083809 county of Davidson, state of Tennessee. Commonly Known as : 208 Holiday Dr, Madison, TN-37115.

Tennessee Certification of Electronic Document

I, Kathy Jo Peak, 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 4/30/2021 (date of document).

Kathy Jo Peak
Affiant Signature

9/27/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 27th 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