Karen Johnson Davidson County
Batch# 728322 DEEDQC
10/01/2021 09:28:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211001-0132132

After Recording, Return To:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1775258

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:
Christopher Moss and **Laura Christine Moss**, 2993 Brantley Drive, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
150 06 0 075.00

QUITCLAIM DEED
Exempt from recordation tax. Tenn. Code Sec. 67-4-409 (a)(4)

Kayla M. Sparks, married who acquired title as Kayla M. Moss, unmarried, and **Christopher Moss** married to **Laura Christine Moss**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Christopher Moss** and **Laura Christine Moss**, husband and wife, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **2993 Brantley Drive, Antioch, TN 37013**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Being the same property as conveyed from Franklin D. Shirley and wife Roseann M. Shirley to Kayla M. Moss, unmarried and Christopher Moss, married, joint tenants with rights of survivorship as set forth in Deed Instrument #20070606-0067724 dated 06/05/2007, recorded 06/06/2007, DAVIDSON County, TENNESSEE.

Executed by the undersigned on September 18, 2021:

Kayla M. Sparks

Christopher Moss

Laura Christine Moss

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on September 18, 2021 by **Kayla M. Moss**, **Christopher Moss**, and **Laura Christine Moss** who are personally known to me or have produced TN Drivers 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.

Carol DiGiore
Notary Public



State of Tennessee
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 or value of the property transferred, whichever is greater is $ -0- which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 18 day of September, 20 21.

Christopher Moss
Affiant

Christopher Moss
Print Name

(Seal)

CAROL DIGIORE
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

Carol DiGiore
Notary Public

My commission expires:

5-2-22

Carol DiGiore
Print Name

CTIC# _____

EXHIBIT A
(LEGAL DESCRIPTION)

Lot 81 of plan of Percy Priest Meadows Section II, as shown on plat of record in the register's office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Tax ID: 150 06 0 075.00

PROPERTY ADDRESS 2993 Brantley Drive, Antioch, TN 37013

Tennessee Certification of Electronic Document

I, SUZANNE RALIA, 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 **9/18/2021** (date of document).

Affiant Signature

8-20-2021
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 20th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11-02-2024

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Kimberly Ann Protch, Notary Public
Allegheny County
My Commission Expires 11/02/2024
Commission Number 1386281