Karen Johnson Davidson County
Batch# 730291 DEEDQC
10/05/2021 01:25:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211005-0133849

Commitment Number: 28866434
Seller's Loan Number: 104384570

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:
LaToia N. Hill, a married woman, 109 Saxon Mist Dr., Nashville, TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
136 07 0 169.00

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.

LaToia N. Russell, N/K/A LaToia N. Hill married to **Leon Hill**, whose mailing address is **109 Saxon Mist Dr., Nashville, TN 37217**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **LaToia N. Hill,** a married woman, hereinafter grantee, whose tax mailing address is **109 Saxon Mist Dr., Nashville, TN 37217**, 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: 109 Saxon Mist Dr., Nashville, TN 37217

DERIVATION CLAUSE

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

deed recorded at 20110103-0000538 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 136 07 0 169.00

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 13 August, 2021:

LaToia Russell LaToia Hill

LaToia N. Russell, N/K/A LaToia N. Hill

Arthur Leon Hill

~~**Leon Hill**~~ **Arthur Leon Hill**

STATE OF S.C.
COUNTY OF Greenville

The foregoing instrument was acknowledged before me on 13 August, 2021 by **LaToia N. Russell, N/K/A LaToia N. Hill** and ~~**Leon Hill**~~ **Arthur Leon Hill** who are personally known to me or have produced Driver Licens 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.

Tonya Denise Sales, Notary Public State of South Carolina
Notary Public, State of South Carolina
My Commission Expires February 14, 2022

Tonya D Sales

Notary Public

State of S.C.
County of Greenville

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 13th day of August, 2021.

Tonya Denise Sales, Notary Public State of South Carolina
Notary Public, State of South Carolina
My Commission Expires February 14, 2022

Tonya D. Sales
Affiant

Tonya D. Sales
Print Name

(Seal)

Tonya D Sales
Notary Public

My commission expires:

02/14/2022

Tonya D. Sales
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 350 ON THE PLAT OF PRIEST LAKE PARK, SECTION 5, OF RECORD IN PLAT BOOK 4460, PAGES 174, 175, 176, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID LOT NO. 350 FRONTS 100 FEET ON THE NORTH MARGIN OF SAXON MIST DRIVE AND EXTENDS BACK 115 FEET ON THE EAST LINE, AND 126.67 FEET ON THE WEST LINE, TO A LINE ON THE REAR ON WHICH IT MEASURES 100.83 FEET.

BEING THE SAME PARCEL CONVEYED TO LATOIA N. RUSSELL FROM THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF CWABS 2005-01, INC., BY VIRTUE OF A DEED DATED 11/12/2010, RECORDED 1/3/2011, IN DEED INSTRUMENT NO. 20110103-0000538 COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Assessor's Parcel No: 136 07 0 169.00

Tennessee Certification of Electronic Document

I, Talia Willifuell, 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 9/13/21 (date of document).

Talia Willifuell
Affiant Signature

10/1/21
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 1st day of October, 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