Karen Johnson Davidson County
Batch# 733292 DEEDQC
10/08/2021 03:41:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211008-0135921

Commitment Number: 29129955
Seller's Loan Number: 5301306006

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:
Markus Anthony Hall and **Jessica Sue Parker**, 4422 Saunders Ave., Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
061-03-0-034-00

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.

Jessica Parker, N/K/A Jessica Sue Parker, married, whose mailing address is **4422 Saunders Ave., Nashville, TN 37216**, hereinafter grantor, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Markus Anthony Hall** and **Jessica Sue Parker, husband and wife,** as tenants by the entirety, hereinafter grantees, whose tax mailing address is **4422 Saunders Ave., Nashville, TN 37216**, 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: 4422 Saunders Ave., Nashville, TN 37216

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20090805-73479 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 061-03-0-034-00

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 September 22, 2021:

Jessica Parker / Jessica Sue Parker

Jessica Parker, N/K/A Jessica Sue Parker

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on September 22, 2021 by **Jessica Parker, N/K/A Jessica Sue Parker** 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.

Tamika White

Notary Public

TAMIKA M. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 6, 2024

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 is $0.00.

Subscribed and sworn to before me
This 22nd day of September, 2021.

Jessica Sue Parker
Affiant

Jessica Sue Parker
Print Name

(Seal)

Tamika White
Notary Public

My commission expires:
3/6/2024

Tamika White
Print Name

TAMIKA M. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 6, 2024

EXHIBIT A
(LEGAL DESCRIPTION)

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE. Land in Davidson County, Tennessee, being Lot no. 93. On the plan of Gra-Mar acres, Section 2, of record in Book 2133, Page 74, register's office for Davidson County, Tennessee. To Winch plan reference is hereby made for a more complete description Thereof Being the same parcel conveyed to Jessica Parker from Ronald King and Wayne Huddleston, by virtue of a deed dated 07/10/2009, recorded 08/05/2009, in deed book , page , as instrument no. 20090805-73479 county of Davidson, state of TN. BEING THE SAME PROPERTY CONVEYED TO JESSICA PARKER, UNMARRIED FROM RONALD KING AND WAYNE HUDDLESTON, HUSBAND AND WIFE, DATED 07/10/2009, RECORDED 08/05/2009, DEED SLIDE 20090805-73479, BOOK , PAGE , COUNTY OF DAVIDSON , STATE OF TENNESSEE.

Tennessee Certification of Electronic Document

I, Megan LeFebvre, 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 09/22/2021 (date of document).

Affiant Signature

10/06/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 6th 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