Karen Johnson Davidson County
Batch# 733297 DEEDQC
10/08/2021 03:28:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211008-0135927

Commitment Number: 28538806

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:
Johnny R. Sears and **Rebecca B. Sears, Husband and Wife**, 5133 English Village Drive, Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
161 10 0B 045.00

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.

Johnny R. Sears and **Rebecca B. Sears, Trustees of the Johnny and Rebecca Sears Living Trust Dated December 18, 2020**, whose mailing address is **5133 English Village Drive, Nashville, TN 37211**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Johnny R. Sears** and **Rebecca B. Sears, Husband and Wife**, as Joint Tenants, hereinafter grantees, whose tax mailing address is **5133 English Village Drive, Nashville, TN 37211**, 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: 5133 English Village Drive, Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20201229-0153807 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 161 10 0B 045.00

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 26, 2021:

Johnny R. Sears, Trustee of the Johnny and Rebecca Sears Living Trust

Johnny R. Sears, Trustee of the Johnny and Rebecca Sears Living Trust Dated December 18, 2020

Rebecca B Sears, Trustee of the Johnny and Rebecca Sears Living Trust

Rebecca B. Sears, Trustee of the Johnny and Rebecca Sears Living Trust Dated December 18, 2020

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 26, 2021 by **Johnny R. Sears, Trustee of the Johnny and Rebecca Sears Living Trust Dated December 18, 2020** and **Rebecca B. Sears, Trustee of the Johnny and Rebecca Sears Living Trust Dated December 18, 2020** who are personally known to me or have produced Drivers Licenses 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.

Tamika M. White
Notary Public

TAMIKA M. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. 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 11th day of April, 20 21.

John R. Sears, Trustee
, Trustee
Affiant

Johnny R. Sears, Trustee
Rebecca B. Sears, Trustee
Print Name

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

(Seal)

Tamika M. White
Notary Public

My commission expires:

March 6, 2024

Tamika M. White
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

The Real Property in Davidson County, State of Tennessee:

Being Lot No. 236 on the Plan of Villages of Brentwood, Revision of Lots 230 Thru 240, Phase Six, as Shown by Plat of Record in Plat Book 7900, Page 1, of the Register's Office of Davidson County, Tennessee, to Which Plat Reference Is Hereby Made for a More Complete and Accurate Description of Said Lot.

Being the same parcel conveyed to Johnny R. Sears and Rebecca B. Sears, Trustees of The Johnny and Rebecca Sears Living Trust Dated December 18, 2020 from Johnny R. Sears and Rebecca B. Sears, by virtue of a deed dated 12/18/2020, recorded 12/29/2020, in deed as instrument no. 20201229-0153807 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 04/26/2021 (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