Karen Johnson Davidson County
Batch# 734146 DEEDQC
10/12/2021 12:11:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20211012-0137056

PREPARED BY: CHARLES LONG
INSPIRE CLOSING SERVICES, LLC
420 ROUSER ROAD, STE. 500
MOON TOWNSHIP, PA 15108
(412) 901-1629

After Recording, Return To:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 987881

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:
Jeremy Antonio Claudio, 4257 VALLEY GROVE DR., HERMITAGE, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 08616008300

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(3)(E): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Jane Kristen Marczewski (fka Jane Kristen Claudio), a single woman, and **Jeremy Antonio Claudio**, a single man, who acquired title as wife and husband, now divorced pursuant to the Decree of Divorce filed in Muskingum County, Ohio in Case No. DB2020-0338 on 08/17/2020, hereinafter grantors, whose tax-mailing address is **4257 VALLEY GROVE DR., HERMITAGE, TN 37076**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Jeremy Antonio Claudio**, a single man, hereinafter grantee, whose tax mailing address is **4257 VALLEY GROVE DR., HERMITAGE, TN 37076**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at Instrument No. 20180102-0000206 in the Register's Office of Davidson County, Tennessee, recorded on 01/02/2018

Parcel ID: 08616008300
Executed by the undersigned on August 16, 2021:

~~Jane Kristen Marczewski (fka Jane Kristen Claudio)~~ TJR

Jeremy Antonio Claudio

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 16, 2021 by TJR ~~Jane Kristen Marczewski (fka Jane Kristen Claudio)~~ and **Jeremy Antonio Claudio** who are personally known to me or have produced TN DL 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.

TRICIA Y. RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires
March 6, 2024

Parcel ID: 08616008300
Executed by the undersigned on July 28, 2021:

Jane Kristen Marczewski (fka Jane Kristen Claudio)

Jeremy Antonio Claudio

STATE OF Ohio
COUNTY OF Muskingum

The foregoing instrument was acknowledged before me on July 28, 2021 by **Jane Kristen Marczewski (fka Jane Kristen Claudio)** and **Jeremy Antonio Claudio** who are personally known to me or have produced Drivers License 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.

Notary Public

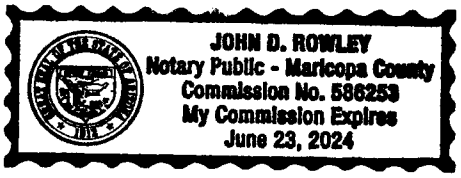
JOHN D. ROWLEY
Notary Public - Maricopa County
Commission No. 586253
My Commission Expires
June 23, 2024

State of Ohio
County of Muskingum

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 .

Subscribed and sworn to before me

This 28 day of July, 20 21.



(Seal)

Jane Marczewski
Affiant

Jane Marczewski
Print Name

Notary Public

My commission expires:

06/23/24

John Rowley
Print Name

CTIC# _____

Exhibit A

File No.: 987881

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 69 on the plan of Section 5, Valley Grove, of record Book 5200, Page 582, in the Register's Office for Davidson County, Tennessee. Said Lot No. 69 fronts 62.46 Feet on the westerly margin of Valley Grove Drive and extends back 120.39 Feet on the Southerly line and 131.95 Feet on the Northerly line to a deed line in the rear measuring 76.08 Feet thereon.

Being the same property as conveyed from Jason D. Lawson, married to Jane Kristen Claudio and Jeremy Antonio Claudio, wife and husband, as set forth in Deed Instrument #2018102-0000206, dated 12/29/2017, recorded 01/02/2018, DAVIDSON County, TENNESSEE.

Tax ID: 08616008300

Tennessee Certification of Electronic Document

I, EARL BOYD II, 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 08/16/2021 (date of document).

Affiant Signature

10/08/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 8th day of October, 2 2021.

Notary's Signature

MY COMMISSION EXPIRES: 09/10/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Matthew S. Darcangelo, Notary Public
Allegheny County
My commission expires September 10, 2022
Commission number 1340136
Member, Pennsylvania Association of Notaries