Karen Johnson Davidson County
Batch# 736297 DEEDQC
10/14/2021 10:40:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211014-0138110

Commitment Number: 28092847
Seller's Loan Number: 2201243083

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:
Maria A. Hopper, 2132 SANBORN DR., NASHVILLE, TN 37210

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
095-10-0-109-00

QUITCLAIM DEED

Maria A. Hopper, F/K/A Maria A. Renteria and **Barton Wade Hopper, Jr., wife and husband**, whose mailing address is **2132 SANBORN DR., NASHVILLE, TN 37210**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Maria A. Hopper** and **Barton Wade Hopper, Jr., wife and husband,** as tenants by the entirety, hereinafter grantee, whose tax mailing address is **2132 SANBORN DR., NASHVILLE, TN 37210**, 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: 2132 SANBORN DR., NASHVILLE, TN 37210

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20180814-0080171 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 095-10-0-109-00

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 February 23, 2021:

Maria A. Hopper, F/K/A Maria A. Renteria

Barton Wade Hopper, Jr.

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 23, 2021 by **Maria A. Hopper, F/K/A Maria A. Renteria** and **Barton Wade Hopper, Jr.** who are personally known to me or have produced TN Driver's Lic 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.

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

Print Name: Ellak. Butler

My Commission Expires: 7-9-2024

State of TN
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 23 day of February, 2021.

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Seal)

Maria A. Hopper, F/K/A Maria A. Renteria
Affiant Barton Wade Hopper, Jr.

Maria A. Hopper, F/K/A Maria A. Renteria
Print Name Barton Wade Hopper, Jr.

Ella K Butler
Notary Public

My commission expires:
07/09/2024

Ella K. Butler
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 203 and the north part of Lot No. 204 on the Plan of Elm Hill Acres, Section 3, as of record in Book 2330, Page 77, Register's Office for said County, described as follows: Said Lot No. 203 and north part of Lot No. 204 front together 85 feet on the northeasterly margin of Sanborn Drive and extend back 320.7 feet, more or less, on the westerly side and 256.9 feet, more or less on the easterly side to the center of Sims Branch and measuring 143 feet more or less along said branch. Being the same parcel conveyed to Adam Scully and Tia Scully from Barton Wade Hopper, Jr. and Maria A. Renteria, by virtue of a deed dated 8/6/2018, recorded 8/14/2018, as instrument no. 20180814-0080171 county of Davidson, state of Tennessee.

Tennessee Certification of Electronic Document

I, LUKE BINGHAM, 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 2/23/2021 (date of document).

Luke Bingham
Affiant Signature

10/12/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 12th 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