Karen Johnson Davidson County
Batch# 738822 DEEDQC
10/18/2021 02:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211018-0139765

This Instrument prepared by: ERIC NZEOCHA

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: 20/20 Title LLC, 333 Technology Drive, #112, Canonsburg, PA 15317

Exempt Pursuant to Tennessee Code Title 67. Taxes and Licenses§ 67-4-409(a)(3)(E)

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Jon C. Hoscheit, Jr.	JON C HOSCHEIT, JR	171-12-0A-031-00
5552 Saddlewood Lane	5552 SADDLEWOOD LANE	
Brentwood, TN 37027	BRENTWOOD, TN 37027	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, JON C. HOSCHEIT, JR., divorced-not remarried, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto JON C. HOSCHEIT, JR., an unmarried man, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 5552 Saddlewood Lane, Brentwood, TN 37027, his heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

BEING LOT NO. 31 ON THE PLAN OF SECTION ONE, ADDITION TO BRELAN PARK AT SADDLEWOOD, OF RECORD IN BOOK 7900, PAGE 788, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Tax ID No.: 171-12-0A-031-00

Being all that certain property conveyed from Jason Medlin and Shannon Bullion-Medlin to Jon C. Hoscheit Jr., a married man by the deed dated October 18, 2012 and recorded October 23, 2012 as Instrument Number 20121023-0096983, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 5552 Saddlewood Lane, Brentwood, TN 37027.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26 day of August, 20 21.

JON C. HOSCHEIT, JR.

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JON C. HOSCHEIT, JR., with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 26th day of August, 20 21.

Notary Public
My Commission expires: 10-2-2023

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

JON C. HOSCHEIT, JR.

Subscribed and sworn to before me this 26th day of August, 2021.

Notary Public
My Commission expires: 10-2-2023

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

Tennessee Certification of Electronic Document

I, Tammy Merritt, 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 **08/26/2021** (date of document).

Tammy Merritt
Affiant Signature

09/10/2021
Date

State of PA

County of Washington

Sworn to and subscribed before me this 10th day of Sept., 2021.

Notary's Signature

MY COMMISSION EXPIRES: 4/11/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
DeAnna Lynn Barton, Notary Public
Allegheny County
My commission expires April 11, 2023
Commission number 1232540
Member, Pennsylvania Association of Notaries