Karen Johnson Davidson County
Batch# 741230 DEEDQC
10/21/2021 03:15:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211021-0141650

Commitment Number: 29234446
Seller's Loan Number: 4006101531

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: RB
Robin A. Bilbrey and **Alan Bilbrey**, ~~471 Clairerest Dr., Antioch, TN 37013~~
10840 Scotch Rose Street Henderson, NV 89052

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
162 01 0B 074.00

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.

Robin S. Ferro, N/K/A Robin S. Bilbrey, married, whose mailing address is ~~**471 Clairerest Dr., Antioch, TN 37013**~~, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Robin S. Bilbrey** and **Alan Bilbrey, wife and husband**, as tenants by the entirety, hereinafter grantees, whose tax mailing address is ~~**471 Clairerest Dr., Antioch, TN 37013**~~, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property: See above RB See above RB

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 471 Claircrest Dr., Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

deed recorded at Book 20061201-0148437 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 162 01 0B 074.00

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 October 5th, 2021:

Robin Suzanne Bilbrey

Robin S. Ferro, N/K/A Robin S. Bilbrey

STATE OF TN
COUNTY OF Wilson

The foregoing instrument was acknowledged before me on October 5, 2021 by **Robin S. Ferro, N/K/A Robin S. Bilbrey** 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.

Notary Public

SEAN J. HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Pennsylvania
County of Allegheny

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 12th day of October, 20 21.

Eric Mitchell
Affiant

Eric Mitchell
Print Name

(Seal)

Notary Public

My commission expires:
5/4/2022

Lissette Anne Moree
Print Name

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

EXHIBIT A
(LEGAL DESCRIPTION)

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 74 ON THE PLAN OF CLAIRMONT SUBDIVISION, PHASE 2, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN BOOK 6050, PAGE 323, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ROBIN S FERRO UNMARRIED FROM ALLYSON M KEMP UNMARRIED, DATED 11/30/2006, RECORDED 12/01/2006, DEED INSTRUMENT # 20061201-0148437, 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 10/12/2021 (date of document).

Luke Bingham
Affiant Signature

10/19/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 19th 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