Karen Johnson Davidson County
Batch# 744506 DEEDQC
10/27/2021 08:19:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211027-0144023

Commitment Number: 29403039
Seller's Loan Number: 210914260

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:
Jeremy Michael Broadfoot and Emma Lindsay Broadfoot, 246 Hickorydale Dr., Nashville, TN 37210

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
094-12-0-010-00

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.

Jeremy M. Broadfoot a/k/a Jeremy Michael Broadfoot, married, whose mailing address is **246 Hickorydale Dr., Nashville, TN 37210**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Jeremy Michael Broadfoot and Emma Lindsay Broadfoot**, husband and wife, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **246 Hickorydale 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: 246 Hickorydale 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 20180301-0019578 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 094-12-0-010-00

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 13th, 2021:

Jeremy M Broadfoot A/K/A Jeremy Michael Broadfoot

Jeremy M. Broadfoot a/k/a Jeremy Michael Broadfoot

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 13th, 2021 by **Jeremy M. Broadfoot a/k/a Jeremy Michael Broadfoot** 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.

Quentin Isabell
Notary Public

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

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 13th day of October, 2021.

Affiant

JEREMY M BROADFOOT
Print Name



Notary Public

My commission expires:

March 3, 2025

Quentin Isabell
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property:

BEING LOT NO. 54 ON THE PLAN OF CLOVER NOOK OF RECORD IN PLAT BOOK 2900, PAGE 52 REGISTERS OFFICE FOR DAVIDSON COUNTY TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JEREMY M. BROADFOOT FROM DARYL SPICER, DATED 02/27/2018, RECORDED 03/01/2018, DEED INSTRUMENT # 20180301-0019578, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Assessor's Parcel No: 094-12-0-010-00

Tennessee Certification of Electronic Document

I, Marilyn G Swager, 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 10/13/2021 (date of document).

Marilyn G Swager
Affiant Signature

10/14/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 14th 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