Karen Johnson Davidson County
Batch# 749010 DEEDQC
11/03/2021 01:52:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211103-0147305

Commitment Number: 29364281
Seller's Loan Number: 11872109602749

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:**
**Joshua Culley** and **Emily Nix**, 777 Sweetwater Cir, Old Hickory, TN 37138

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**064-15-0A-051-00**

## 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.

**Joshua Culley, married**, whose mailing address is **777 Sweetwater Cir, Old Hickory, TN 37138**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Joshua Culley** and **Emily Nix**, **husband and wife,** as tenants by the entirety, hereinafter grantees, whose tax mailing address is **777 Sweetwater Cir, Old Hickory, TN 37138**, 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: 777 Sweetwater Cir, Old Hickory, TN 37138**

DERIVATION CLAUSE

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

deed recorded at 20210107-0003132 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 064-15-0A-051-00

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 20th, 2021:

**Joshua Culley**

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 20, 2021 by **Joshua Culley** 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
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/03/2025
DAVIDSON COUNTY

Notary Public

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 20th day of October, 2021.

Affiant

Joshua Cullum
Print Name

Notary Public

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

My commission expires:

March 3, 2025

Quentin Isabell
Print Name

**EXHIBIT A**
**(LEGAL DESCRIPTION)**

**SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE. LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 27, AS SHOWN ON THE MAP ENTITLED PLAN OF PLANTATION WALK, SECTION TWO, OF RECORD IN PLAT BOOK 7900, PAGE 858, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE PROPERTY DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO JOSHUA CULLEY FROM DAVIAN F. EDWARDS AND SARA L. ESWARDS, DATED 01/05/2021, RECORDED 01/07/2021, DEED INSTRUMENT # 20210107- 0003132, 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 10/29/2021 (date of document).

Luke Bingham
Affiant Signature

10/29/2021
Date

State of Pennsylvania
County of Allegheny

Sworn to and subscribed before me this 29th 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