Karen Johnson Davidson County
Batch# 754427 DEEDQC
11/15/2021 10:23:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211115-0151504

Commitment Number: 27721344

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, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Calvin Campbell and Cheryl Campbell, husband and wife as joint tenants, 124 Grovedale Trce Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
164 07 0A 095.00

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.

Calvin Campbell, grantor, a married man, whose mailing address is **124 Grovedale Trce Antioch, TN 37013**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Calvin Campbell and Cheryl Campbell, husband and wife as joint tenants**, hereinafter grantee, whose tax mailing address is **124 Grovedale Trce Antioch, TN 37013**, 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: 124 Grovedale Trce Antioch, TN 37013

DERIVATION CLAUSE

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

deed recorded at 20070829-0103627 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 164 07 0A 095.00

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 1-4, ~~2020.~~ 2021

Calvin Campbell

STATE OF Tennessee
COUNTY OF Wilson

The foregoing instrument was acknowledged before me on 1-4, 20 21 by **Calvin Campbell** 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

My Commission Expires 1/2/2024

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 11 day of October, 2021.

Affiant

Parker Keeler
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)

The following described property: A certain tract or parcel of land in Davidson county, state of Tennessee, described as follows, to-wit: Land in Davidson county, Tennessee, being all of lot no. 303 on the final plat, section one, harvest grove, as shown on plat of record in instrument no. 20060726-0090037 and amended in 200611160142300, registers office for Davidson county, Tennessee. Charter of HOA of record in instrument no. 200605190059378; Restrictions of record in instrument no. 200606280077382; easement of record in instrument no. 200702200020794; all matters shown on the plat of record in instrument no. 200607260090037 as amended in 200611160142300; all in the register's office for Davidson county, Tennessee. Being the same parcel conveyed to Calvin Campbell from Greenvale Construction, LLC, a Tennessee limited liability company, by virtue of a deed dated 8/15/2007, recorded 8/29/2007, as instrument no. 20070829-0103627 county of Davidson, state of Tennessee. Assessor's Parcel No: 164 07 0A 095.00

Tennessee Certification of Electronic Document

I, Megan LeFebvre, 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 01/04/2021 (date of document).

Affiant Signature

10/06/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 6th 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