Karen Johnson Davidson County
Batch# 756311 DEEDQC
11/16/2021 02:46:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211116-0152664

Commitment Number: 29198385
Seller's Loan Number: 11872107591239

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:
Jarmaine Lydell Betts, 654 EWING DR, Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
059 00 0 109.00

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.

Jeffrey Lamar Betts, married, whose mailing address is **1739 Cumberland Station Blvd, Madison TN 37115,** and **Jarmaine Lydell Betts, single**, whose mailing address is **654 EWING DR, Nashville, TN 37207,** hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Jarmaine Lydell Betts, single**, hereinafter grantee, whose tax mailing address is **654 EWING DR, Nashville, TN 37207**, 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: 654 Ewing Dr, , Nashville, TN 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20190415-0034325 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 059 00 0 109.00

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 September 10th, 2021:

Jeffrey Lamar Betts

Jarmaine Lydell Betts

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on September 10th, 2021 by **Jeffrey Lamar Betts** and **Jarmaine Lydell Betts** who are personally known to me or have produced Drivers Lic. as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

CORTNEY HUNNICUTT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/24/2024
WILLIAMSON COUNTY

EXHIBIT A
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO A MORTGAGE LOAN INSPECTION DATED JULY 27, 1984 BY JON KOHL, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY BOUNDARY EWING DRIVE (NEW EWING ROAD), SAID POINT BEING THE NORTHWEST CORNER OF THE WATERS PROPERTY AS DESCRIBED IN BOOK 2022, PAGE 243, SAID REGISTER'S OFFICE; THENCE, SOUTH 03 DEG. 15 MIN. WEST 309.3 FEET TO A POINT; THENCE, NORTH 88 DEG. 22 MIN. WEST 138.1 FEET TO A POINT; THENCE, NORTH 03 DEG. 15 MIN. WEST 295.5 FEET TO A POINT; THENCE, FOLLOWING THE SOUTHERLY BOUNDARY OF EWING DRIVE IN AN EASTERLY DIRECTION 139.7 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY LAMAR BETTS AND JARMINE LYDELL BETTS FROM JEFFREY LAMAR BETTS AND JARMAINE LYDELL BETTS (BEING ONE AND THE SAME AS JEFFREY BETTS AND JARMAINE BETTS), CO-EXECUTOR OF THE ESTATE OF OLENE C. GAINES, DECEASED. DATED 11/13/2018, RECORDED 04/15/2019, DEED INSTRUMENT # 20190415-0034325, COUNTY OF DAVIDSON , STATE OF TENNESSEE.

Tennessee Certification of Electronic Document

I, Kathy Jo Peak, 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 9/10/2021 (date of document).

Kathy Jo Peak
Affiant Signature

11/3/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 3rd day of November, 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