Karen Johnson Davidson County
Batch# 762718 DEEDQC
11/30/2021 09:35:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211130-0157730

Commitment Number: 29323237
Seller's Loan Number: 2002103361

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:
Emily Crawford and **Martece Crawford**, 2323 Fairchild Cir. Nolensville, TN 37135

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
188-10-0C-176-00

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.

Emily Daffron, N/K/A Emily Crawford and **Martece Crawford, wife and husband**, whose mailing address is **2323 Fairchild Cir. Nolensville, TN 37135**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Emily Crawford** and **Martece Crawford, wife and husband**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **2323 Fairchild Cir. Nolensville, TN 37135**, 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: 2323 Fairchild Cir. Nolensville, TN 37135

DERIVATION CLAUSE

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

deed recorded at 20191016-0106217 in the Register's Office of Williamson County, Tennessee.

Parcel ID: 188-10-0C-176-00

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:

Emily Crawford
Emily Daffron, N/K/A
Emily Crawford

Martece Crawford
Martece Crawford

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 13th, 2021 by **Emily Daffron, N/K/A Emily Crawford** and **Martece Crawford** who are personally known to me or have produced Tennessee Drive-Licenses 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.

Bria Sawyers
Notary Public

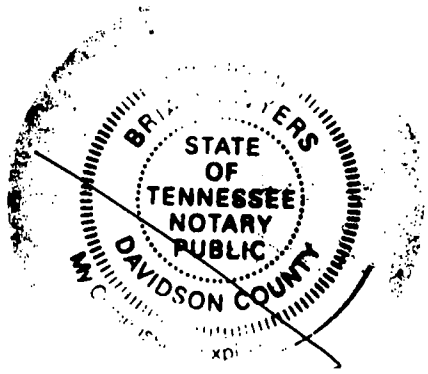
BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/4/2024

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.



(Seal)

Affiant

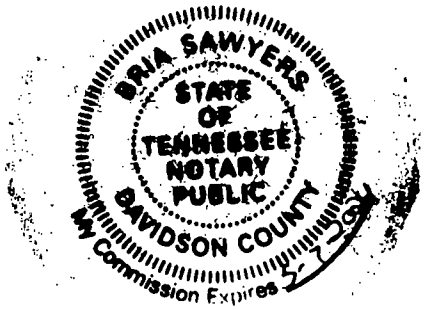
Marteca Crawford
Print Name

Notary Public

My commission expires:

5-7-2024

Bria Sawyers
Print Name



Order No. 29323237

LEGAL DESCRIPTION

EXHIBIT "A"

The following described property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 176 ON THE PLAN OF FINAL PLAT OF CAROTHERS FARMS, PHASE 3, SECTION 2 OF RECORD IN PLAT AT INSTRUMENT NO. 20181217-0122265, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO EMILY DAFFRON AND MARTECE CRAWFORD, WIFE AND HUSBAND FROM REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 10/15/2019, RECORDED 10/16/2019, DEED INSTRUMENT # 20191016-0106217, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Assessor's Parcel No: 188-10-0C-176-00

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 10/13/2021 (date of document).

Luke Bingham
Affiant Signature

11/22/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 22nd 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