Karen Johnson Davidson County
Batch# 764636 DEEDQC
12/01/2021 02:18:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20211201-0159066

Commitment Number: 29103567
Seller's Loan Number: 7011898653

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:
Samantha Samantha Weaver, 704 Milbridge Ct., Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
137-13-0A-090-00

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.

Elijah Peavler, joined by spouse **Samantha Weaver**, and **Michael Peavler and Terilee Peavler**, husband and wife, whose mailing address is **704 Milbridge Ct., Antioch, TN 37013**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Elijah Peavler,** a married person, hereinafter grantee, whose tax mailing address is **704 Milbridge Ct., 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: 704 Milbridge Ct., Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20150202-0009531 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 137-13-0A-090-00

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 3rd, 2021:

Elijah ~~Peavle~~ PEAVLER EP

Michael Peavler

Terilee Peavler

Samantha Weaver

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on September 3, 2021 by **Elijah ~~Peavle~~** Peavler EP and ~~**Michael Peavler**~~ and ~~**Terilee Peavler**~~ and **Samantha Weaver** who are personally known to me or have produced Drivers License 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

LINDA MENDOZA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY

Executed by the undersigned on 09/07, 2021

Michael Peavler

Elijah Peavle

Michael Peavler

Terilee Peavler

Terilee Peavler

Samantha Weaver

STATE OF TN
COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me on 09/07, 2021 by ~~**Elijah Peavle**~~ NS and **Michael Peavler** and **Terilee Peavler** and ~~**Samantha Weaver**~~ NS who are personally known to me or have produced DRIVERS LICENSE 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

MY COMMISSION EXPIRES:
7-20-2024

State of TN
County of WASHINGTON

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 7th day of SEPT, 2021.

Terilee Pearler / Michael Pearler
Affiant

Terilee Pearler / Michael Pearler
Print Name

(Seal)

Notary Public

My commission expires:

7-20-2024

NEIL R SHAW
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

BEING LOT NO. 90 ON THE PLAN OF PENINSULA POINT, SECTION ONE, OF RECORD IN PLAT BOOK 9700, PAGE 98, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PARCEL CONVEYED TO ELIJAH PEAVLER, MICHAEL PEAVLER AND TERILEE PEAVLER FROM ELIJAH PEAVLER, MICHAEL PEAVLER AND TERILEE PEAVLER, BY VIRTUE OF A DEED DATED 12/19/2014, RECORDED 02/02/2015, IN DEED AS INSTRUMENT NO 20150202-0009531, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

COMMONLY KNOWN AS: 704 MILBRIDGE CT, ANTIOCH, TN, 37013

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 9/3/2021 (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