Karen Johnson Davidson County
Batch# 764741 DEEDQC
12/01/2021 03:02:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211201-0159187

Commitment Number: 28262093
Seller's Loan Number: 104176877

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, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
ANDREW K. TILLMAN AND CARIE S. TILLMAN, 5584 Saddlewood Lane, Brentwood, TN 37027

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
171-12-0A-023-00

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.

ANDREW K. TILLMAN and **CARIE S. KLINEDINST, N/K/A CARIE S. TILLMAN, husband and wife**, whose mailing address is **5584 Saddlewood Lane, Brentwood, TN 37027**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **ANDREW K. TILLMAN AND CARIE S. TILLMAN**, husband and wife, as joint tenants with rights of survivorship, hereinafter grantee, whose tax mailing address is **5584 Saddlewood Lane, Brentwood, TN 37027**, 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: 5584 Saddlewood Lane, Brentwood, TN 37027

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20190917-0094073 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 171-12-0A-023-00

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 March 18, 2021:

Andrew K. Tillman

ANDREW K. TILLMAN

Carie S. Tillman

CARIE S. KLINEDINST, N/K/A CARIE S. TILLMAN

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 18, 2021 by **ANDREW K. TILLMAN** and **CARIE S. KLINEDINST, N/K/A CARIE S. TILLMAN** who are personally known to me or have produced TN DL 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.

Expiration date: 9-2-2024

CB Cheryl Blay
Notary Public

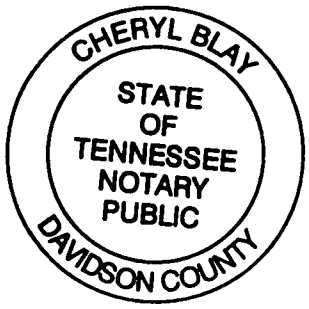
CHERYL BLAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 18 day of March, 20 21.



(Seal)

Andrew K. Tillman
Affiant

Andrew K. Tillman
Print Name

Cheryl Blay
Notary Public

My commission expires:

September 02, 2024

Cheryl Blay
Print Name

Order No.: 28262093

LEGAL DESCRIPTION

EXHIBIT "A"

All that parcel of land located in the County of Davidson, State of Tennesse, being more fully described as:

Being Lot No. 23 on the Plan of Section One, Addition to Brelan Park at Saddlewood, of record in Book 7900, page 788, Register's Office for Davidson County, TN. to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same parcel conveyed to Andrew K. Tillman, unmarried and Carie S. Klinedinst, unmarried, as joint tenants with rights of survivorship from Terence L. Smith and wife, Pamela D. Smith, by virtue of a deed dated 9/12/2019, recorded 9/17/2019, as instrument no. 20190917-0094073, county of Davidson, state of Tennessee.

Assessor's Parcel No: 171-12-0A-023-00

Tennessee Certification of Electronic Document

I, CHRISTOPHER SCHMAE, 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 3-18-21 (date of document).

Christopher Schmae
Affiant Signature

11-23-2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 23rd 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