Karen Johnson Davidson County
Batch# 767681 DEEDQC
12/06/2021 08:27:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211206-0161086

Commitment Number: 29447272
Seller's Loan Number: 11872109605124

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:
Corey Clemons and **Jiana Clemons**, 1141 Apple Valley Rd, Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
033 16 0 125.00

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.

Corey Clemons, married, whose mailing address is **1141 Apple Valley Rd, Madison, TN 37115**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Corey Clemons** and **Jiana Clemons**, a married couple, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **1141 Apple Valley Rd, Madison, TN 37115**, 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: 1141 Apple Valley Rd, Madison, TN 37115

DERIVATION CLAUSE

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

deed recorded at 20101201-0095277 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 033 16 0 125.00

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 November 17, 2021:

Corey Clemons

Corey Clemons

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 17, 2021 by **Corey Clemons** who are personally known to me or have produced TN Driver 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.

TIOMBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

my commission expires: 12/21/24

State of TN
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 17th day of November, 2021.

Corey Clemons
Affiant

Corey Clemons
Print Name

TIOMBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

(Seal)

Notary Public

My commission expires:

12/27/24

Tiombe Walton
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

LOT 125, PRIMROSE MEADOWS, SECTION 2 , AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4860, PAGE 105 AMENDED IN BOOK 5711 PAGE 866, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO COREY CLEMONS, UNMARRIED FROM FANNIE MAE AKA FEDERAL NATIONAL MORTGAGE ASSOCIATION, DATED 09/02/2010, RECORDED 12/01/2010, DEED INSTRUMENT # 20101201-0095277 COUNTY OF DAVIDSON STATE OF TENNESSEE.

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 11/17/2021 (date of document).

Luke Bingham
Affiant Signature

12/1/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 1st day of December, 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