Karen Johnson Davidson County
Batch# 772533 DEEDQC
12/13/2021 11:17:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20211213-0164595

Commitment Number: 29467566

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:
Lillian Valles, 735 Tulip Grove Rd 241, Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
075-12-0F-062-00

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.

Lillian Valles, an unmarried woman, and **Lourdes Perez**, an unmarried woman, (sisters), whose mailing address is **735 Tulip Grove Rd 241, Hermitage, TN 37076**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Lillian Valles,** an unmarried woman, hereinafter grantee, whose tax mailing address is **735 Tulip Grove Rd 241, Hermitage, TN 37076**, 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: 735 Tulip Grove Rd 241, Hermitage, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20181113-0111853 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 075-12-0F-062-00

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 11/17, 2021:

Lillian Valles

Lillian Valles

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Nov. 17, 2021 by **Lillian Valles** who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

Exp: 3-3-2025

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Lourdes Perez

STATE OF Tenn
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Nov 17, 2021 by **Lourdes Perez** who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Gloria M Jackson
Notary Public

Exp: 3-3-2025

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tenn.
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 17 day of Nov., 2021.

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Affiant

Lillian Valles
Print Name

Notary Public

My commission expires:
3-3-2025

Gloria M Jackson
Print Name

Lourdes Perez

STATE OF N.J
COUNTY OF Monmouth

The foregoing instrument was acknowledged before me on November 13, 2021 by **Lourdes Perez** who is personally known to me or has produced D.L. as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

THOMAS E. MCCONVILLE
Commission # 2295867
Notary Public, State of New Jersey
My Commission Expires
January 16, 2023

State of N. J.
County of Monmouth

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 13 day of November, 2021.

Affiant

LOURDES PEREZ
Print Name

THOMAS E. MCCONVILLE
Commission # 2295867
Notary Public, State of New Jersey
My Commission Expires
January 16, 2023

(Seal)

Notary Public

My commission expires:
1/16/23

Thomas McCall
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 62, UNIT NO. 241, ON THE PLAN OF TULIP COVE TOWNHOMES, SHOWN AS EXHIBIT B, IN INSTRUMENT NO. 20050525-00591 19, AS AMENDED AT INSTRUMENT NO. 20080103-0000699 AND INSTRUMENT NO. 20120521-0043906, 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 LILLIAN VALLES, AN UNMARRIED WOMAN AND LOURDES PEREZ, AN UNMARRIED WOMAN FROM JENNIFER LAVELY, UNMARRIED, DATED 11/07/2018, RECORDED 11/13/2018, DEED INSTRUMENT # 20181113-0111853, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

COMMONLY KNOWN AS: 735 TULIP GROVE RD 241, HERMITAGE, TN-37076

Tennessee Certification of Electronic Document

I, Tabitha Williams, 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).

Affiant Signature

Dec 9, 2021

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 9th 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