Karen Johnson Davidson County
Batch# 780671 DEEDQC
12/28/2021 12:59:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211228-0170552

Commitment Number: 27711415
Seller's Loan Number: 104000325

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, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Lindsey Ezell Costello and Christopher Costello, wife and husband as joint tenants, 1786 Red Jacket Dr., Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
173 05 0A 225.00

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.

Lindsey Ezell Costello, grantor, a married woman, whose mailing address is **1786 Red Jacket Dr., Antioch, TN 37013**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Lindsey Ezell Costello and Christopher Costello, wife and husband, as joint tenants**, hereinafter grantees, whose tax mailing address is **1786 Red Jacket Dr., 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: 1786 Red Jacket Dr., Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at **20130114-0003987** in the Register's Office of Davidson County, Tennessee.

Parcel ID: 173 05 0A 225.00

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 12/18, 2020:

Lindsey Ezell Costello

STATE OF GEORGIA
COUNTY OF GWINNETT

The foregoing instrument was acknowledged before me on December 18, 2020 by **Lindsey Ezell Costello** who is personally known to me or has produced GA Driver's 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

HA PHAM
NOTARY
EXPIRES
GEORGIA
January 30, 2024
PUBLIC
FULTON COUNTY

State of GEORGIA
County of GWINNETT

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 18th day of December, 20 20.

Affiant

Lindsey Costello
Print Name

(Seal)

Notary Public

My commission expires:

01/30/2024

Ha Pham
Print Name

HA PHAM
NOTARY
EXPIRES
GEORGIA
January 30, 2024
PUBLIC
FULTON COUNTY

EXHIBIT A
(LEGAL DESCRIPTION)

All that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the city of Antioch, and being described as follows, to-wit:

Being all of Lot no. 225 (Two Hundred and Twenty Five) on the plan of Barnes Crossing Planned Unit Development, as shown by master deed of record in instrument number 20050721-0084791 and amended of record in instrument number 20051114-0136938, of said register's office, to which plat reference is hereby made for a more complete description of said property.

Being the same parcel conveyed to Lindsey Ezell Costello from Christopher Costello and Lindsey Ezell Costello f/k/a Lindsey A. Ezell, by virtue of a deed dated 12/17/2012, recorded 1/14/2013, in deed instrument no. 20130114-0003987 county of Davidson, state of Tennessee.

Assessor's Parcel No: 173 05 0A 225.00

Tennessee Certification of Electronic Document

I, CHRISTOPHER SCHMAC, 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 12-18-2020 (date of document).

Christopher Schmac
Affiant Signature

12-15-2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 15th day of December, 2021.

Lissette A. Moree
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