Karen Johnson Davidson County
Batch# 788101 DEEDQC
01/12/2022 10:39:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220112-0004129

File Number: ORG-252146

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, 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:
Yvonne J. Capps, 607 COTTONWOOD DR., Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 09610005600

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(3)(E): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Yvonne J. Capps, unmarried, and **Jason Capps**, unmarried, a formerly married couple who are now divorced pursuant to the Final Decree of Divorce filed in Davidson County, Tennessee in Case No. 14D-1250 on 05/17/2016, hereinafter grantors, whose tax-mailing address is **607 COTTONWOOD DR., Nashville, TN 37214**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Yvonne J. Capps**, unmarried, hereinafter grantee, whose tax mailing address is **607 COTTONWOOD DR., Nashville, TN 37214**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit: Land in Davidson County, Tennessee, being Lot No. 108, on the plan of Cloverhill, Section II, as shown on Plat of Record in Book 2133, Page 46 in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description. APN: 09610005600
Property Address is: 607 COTTONWOOD DR., Nashville, TN 37214

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 0081104-0109814 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 09610005600

This deed acknowledges full compliance with all of the terms and conditions and any property settlement agreement related to the final decree in Davidson County Superior Court, Case Number: 14D-1250 relating to subject premises. Jason Capps acknowledges that no money or other consideration is owed to him/her for this real property.

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 December 14, 2021:

Jason Capps

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 14, 2021 by **Jason Capps** who is personally known to me or has produced TN ID 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.

CATRENA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

Notary Public

Executed by the undersigned on December 14, 20 21 :

Yvonne J. Capps

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 14, 20 21 by **Yvonne J. Capps** 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.

CARRENA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-1-2023

Notary Public

State of PENNSYLVANIA
County of ALLEGHENY

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 $1.00.

Subscribed and sworn to before me

This 28th day of December, 2021.

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

Affiant

Brynn Law
Print Name

(Seal)

Notary Public

My commission expires:

10/17/2023

Jennifer L. Lander
Print Name

Tennessee Certification of Electronic Document

I, Alyssa Graham, 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 Dec 14, 2021 (date of document).

Affiant Signature

January 05, 2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 05 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954