Karen Johnson Davidson County
Batch# 795396 DEEDQC
01/26/2022 11:09:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220126-0009392

Return To:
Inspire Closing Services, LLC
420 Rouser Road, Suite 500
Moon Township, PA 15108
(877) 901-1629 114 9951

Prepared By:
Chad Beleele
Novad Management Consulting
2401 NW 23rd St, STE 1A1
Oklahoma City, OK 73107

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:
Angell S. Berry and **Christopher Berry**, 2513 JANALYN TRCE, HERMITAGE, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
109 04 0A 022.00

QUITCLAIM DEED
Exempt from Recordation Tax. Tenn. Code Sec. 67-4-409 (a)(3)(A)(i)

Angell S. Berry who acquired title as Angell S. Gleason, hereinafter grantor, whose tax-mailing address is **2513 JANALYN TRCE, HERMITAGE, TN 37076**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Angell S. Berry** and **Christopher Berry**, wife and husband, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **2513 JANALYN TRCE, HERMITAGE, TN 37076**, the following real property in Davidson County, Tennessee:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Being the same property as conveyed from Russell J. Dennis and Melissa A. Dennis, husband and wife to Angell S. Gleason as set forth in Deed Instrument #20140924-0087751 dated 09/19/2014, recorded 09/24/2014, DAVIDSON County, TENNESSEE.

Parcel ID: 109 04 0A 022.00

Executed by the undersigned on December 23, 2021:

Angell S. Berry who acquired title as Angell S. Gleason

Angell S. Berry who acquired title as Angell S. Gleason

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 23, 2021 by **Angell S. Berry who acquired title as Angell S. Gleason** who is personally known to me or has produced DL 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

KERRY MAJORS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Executed by the undersigned on December 23, 2021:

Angell S. Berry

Angell S. Berry who acquired title as Angell S. Gleason

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 23, 2021 by **Angell S. Berry who acquired title as Angell S. Gleason** who is personally known to me or has produced DL - 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

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Dickson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $_____ which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 23 day of December, 2021.

KERRY MAJORS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

(Seal)

Angell S. Berry
Affiant

Angell S. Berry
Print Name

Notary Public

My commission expires:

8-29-2023

KERRY MAJORS
Print Name

CTIC# _____

Exhibit A

File No.: 1149951

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Towering Oaks Phase One as shown on the Plan of record in Instrument No. 20071127-0137704 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property as conveyed from Russell J. Dennis and Melissa A. Dennis, husband and wife to Angell S. Gleason as set forth in Deed Instrument #20140924-0087751 dated 09/19/2014, recorded 09/24/2014, DAVIDSON County, TENNESSEE.

Tax ID: 109-04-0A-022-00

Tennessee Certification of Electronic Document

I, EARL BOYD II, 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 12/23/2021 (date of document).

Affiant Signature

01/04/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 4th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 09/10/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Matthew S. Darcangelo, Notary Public
Allegheny County
My commission expires September 10, 2022
Commission number 1340136
Member, Pennsylvania Association of Notaries