Karen Johnson Davidson County
Batch# 798730 DEEDQC
02/02/2022 08:45:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220202-0012033

Commitment Number: 29629008
Seller's Loan Number: 7440605117

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:
Amy Kight, 4016 Lancashire Dr., Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
150 03 0 303.00

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.

Amy Benny, N/K/A Amy Kight, single, whose mailing address is **4016 Lancashire Dr., Antioch, TN 37013**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Amy Kight, single**, hereinafter grantee, whose tax mailing address is **4016 Lancashire 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: 4016 Lancashire 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 **20170524-0051659** in the Register's Office of Davidson County, Tennessee.

Parcel ID: 150 03 0 303.00

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 January 13, 2022:

Amy Benny N/K/A Amy Kight

Amy Benny, N/K/A Amy Kight

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 13, 2022 by **Amy Benny, N/K/A Amy Kight** who is personally known to me or has produced TN 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.

TIONBE 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 13th day of January, 2022.

Amy Kight
Affiant

Amy Kight
Print Name

(Seal)

TIOMBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My commission expires:

12/21/24

Tiombe Walton
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property:

BEING LOT NO. 614, ON THE PLAN OF SECTION TWO, KENSINGTON OF PRIEST LAKE, OF RECORD IN PLAT BOOK 6250, PAGES 592 AND 593, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO AMY BENNY, UNMARRIED FROM BOYD DALE ROBERTS AND WIFE, MARY JACQUELINE ROBERTS, DATED 05/23/2017, RECORDED 05/24/2017, DEED INSTRUMENT NO. 20170524-0051659, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Assessor's Parcel No: 150 03 0 303.00

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 1-13-2022 (date of document).

Luke Bingham
Affiant Signature

1-20-2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 20th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/1/2022

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