Karen Johnson Davidson County
Batch# 801885 DEEDQC
02/08/2022 03:07:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220208-0014632

Commitment Number: 29553278

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:
Brittany L. Witt, 1318A Lischey Avenue, Nashville, TN, 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
071 15 0 547.00

QUITCLAIM DEED

Brittany L. Witt, an unmarried woman and **Matthew Glenn Miller,** an unmarried man, whose mailing address is **1318A Lischey Avenue, Nashville, TN, 37207**, hereinafter grantors, for $130,000.00 (One Hundred Thirty Thousand Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Brittany L. Witt**, an unmarried woman, hereinafter grantee, whose tax mailing address is **1318A Lischey Avenue, Nashville, TN, 37207**, 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: 1318A Lischey Avenue, Nashville, TN, 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20170103-0000119 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 071 15 0 547.00

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 December 10, 2021:

Brittany L. Witt

Matthew Glenn Miller

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 10, 2021 by **Brittany L. Witt** and **Matthew Glenn Miller** who are personally known to me or have produced Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Dominique Barbee
Notary Public

DOMINIQUE S. BARBEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission expires
1-6-2025

State of Tennessee
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.

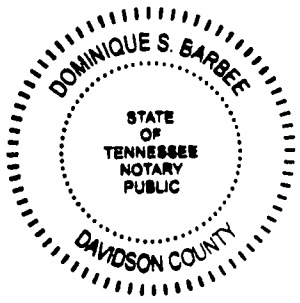
Subscribed and sworn to before me

This 10 day of December, 2021.

Brittany Witt
Affiant

Brittany Witt
Print Name

(Seal)



Dominique Barbee
Notary Public

My commission expires:

1-6-2025

Dominique Barbee
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE. LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING LOT NO. 18 ON THE PLAN OF THE HIGHLAND LAND COS SUBDIVISION, OF RECORD IN BOOK 421, PAGE 14, REGISTER'S OFFICE FOR SAID COUNTY, AND TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF. BEING THE SAME PROPERTY CONVEYED TO BRITTANY L. WITT AND MATTHEW GLENN MILLER, FROM J CORE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 12/29/2016, RECORDED 01/03/2017, DEED INSTRUMENT # 20170103-0000119, COUNTY OF DAVIDSON, STATE OF TENNESSEE. Assessor's Parcel No: 071 15 0 547.00

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 1-28-2022 (date of document).

Affiant Signature

Jan 28th, 2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 28th day of January, 2022.

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