Karen Johnson Davidson County
Batch# 808139 DEEDQC
02/18/2022 10:14:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220218-0019120

File Number: ORG-29977

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 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:
SUZANNE ELIZABETH THOMASON, 103 UTLEY DR., GOODLETTSVILLE, TN 37072

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 01807003900

Date: Feb 11,2021

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

SUZANNE ELIZABETH THOMASON who erroneously took title as SUSANNE ELIZABETH THOMASON, a single person, hereinafter grantor, whose tax-mailing address is **103 UTLEY DR., GOODLETTSVILLE, TN 37072**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **SUZANNE ELIZABETH THOMASON**, a single person, hereinafter grantee, whose tax mailing address is **103 UTLEY DR., GOODLETTSVILLE, TN 37072**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

ALL THAT CERTAIN LAND SITUATE IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 40 ON THE PLAN OF SECTION 1, CONNELL ESTATE'S OF RECORD IN BOOK 2900, PAGE 15, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. APN: 01807003900 and 01807003900 Property Address is: 103 UTLEY DR., GOODLETTSVILLE, TN 37072

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20190429-0039157 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 01807003900

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 February 11th, 2021:

SUZANNE ELIZABETH THOMASON

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 11th, 2021 by **SUZANNE ELIZABETH THOMASON** 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.

Notary Public

TAKISHA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 9, 2023

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 or value of the property transferred, whichever is greater is $ 1.00 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 11th day of February, 2021.

TAKISHA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Suzanne Elizabeth Thomason
Affiant

Suzanne Elizabeth Thomason
Print Name

Takisha Murphy
Notary Public
TAKISHA MURPHY

My commission expires:
My Commission Expires
May 9, 2023

Takisha Murphy (NOTARY PUBLIC)
Print Name

CTIC# N/A

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 02/11/2021 (date of document).

Affiant Signature

02/11/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 11th day of February, 2021.

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