Karen Johnson Davidson County
Batch# 812906 DEEDQC
03/01/2022 10:56:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220301-0023023

After Recording, Return To:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 2059322

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA LLC, 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:
Brent Evans Barker and **Merida Grace Barker**, 823 Rosebank Avenue, Nashville TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
084-01-0-115-00

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.

Brent Barker AKA Brent Evans Barker, a formerly single person, hereinafter grantor, whose tax-mailing address is **823 Rosebank Avenue, Nashville TN 37206**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Brent Evans Barker** and **Merida Grace Barker**, husband and wife, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **823 Rosebank Avenue, Nashville TN 37206**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

Warranty Deed recorded at Instrument No. 20140327-0025347 in the Register's Office of Davidson County, Tennessee, recorded on 03/27/2014.

Parcel ID: 084-01-0-115-00

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 Feb 11, 2022:

Brent Barker AKA Brent Evans Barker

Brent Barker AKA Brent Evans Barker

STATE OF Tenn
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb 11, 2022 by **Brent Barker AKA Brent Evans Barker** 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.

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Gloria M Jackson
Notary Public
Exp: 3-3-2025

State of Tenn.
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 11 day of Feb, 20 22 .

(Seal)



Brent Evans Barker
Affiant

Brent Evans Barker
Print Name

Notary Public

My commission expires:
3-3-2025

Gloria M Jackson
Print Name

CTIC# _____

EXHIBIT A
(LEGAL DESCRIPTION)

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. 39 on the Plan of Section One, Rose Estates of record in Plat Book 3600, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

PROPERTY ADDRESS 823 Rosebank Avenue, Nashville TN 37206

Tennessee Certification of Electronic Document

I, Courtney Kern, 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 **2-11-2022** (date of document).

Courtney Kern
Affiant Signature

2/15/2022
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 15th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3-9-2025

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Suzanne G Rafla, Notary Public
Allegheny County
My Commission Expires March 9, 2025
Commission Number 1394145