Karen Johnson Davidson County
Batch# 813068 DEEDQC
03/01/2022 01:52:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220301-0023236

Commitment Number: 29688326
Seller's Loan Number: 7014540323

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

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:
Kenneth Allen Tribbett and Jonathon Allen Tribbett, 723 Mill Creek Meadow Dr., Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
095-02-0C-009-00

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.

Kenneth A. Tribbett AKA Kenneth Allen Tribbett, formerly single, whose mailing address is **723 Mill Creek Meadow Dr., Nashville, TN 37214**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Kenneth Allen Tribbett a married man and Jonathon Allen Tribbett, a married man**, as joint tenants with the rights of survivorship, hereinafter grantees, whose tax mailing address is **723 Mill Creek Meadow Dr., Nashville, TN 37214**, 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: 723 Mill Creek Meadow Dr., Nashville, TN 37214

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20190816-0081938 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 095-02-0C-009-00

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 Feb. 2, 2022:

Kenneth A Tribbett AKA Kenneth Allen Tribbett

Kenneth A. Tribbett AKA Kenneth Allen Tribbett

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb 2, 2022 by **Kenneth A. Tribbett AKA Kenneth Allen Tribbett**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.

J M B

Notary Public

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
1-28-2024

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 2nd day of February, 2022.

Affiant

Kenneth Allen Tribbett
Print Name

(Seal)

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires:
1-28-2024

Derrick M Bradshaw
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 9 OF RIVERWALK AT MILL CREEK HOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20180307-0021557, AMENDED IN INSTRUMENT NO. 20180404-0031782, REGISTERS OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS, THE PLAT FILED AS EXHIBIT "C" TO SAID DECLARATION AND BY-LAWS APPENDED THERETO AS EXHIBIT "B", SAID REGISTER'S OFFICE, ARE INCORPORATED HEREBY REFERENCE AND MADE A PART OF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT. BEING THE SAME PROPERTY CONVEYED TO KENNETH A. TRIBBETT, A SINGLE MAN FROM RIVERWALK AT MILL CREEK HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 08/13/2019, RECORDED 08/16/2019, DEED INSTRUMENT NO. 20190816-0081938, COUNTY OF DAVIDSON, STATE OF TENNESSEE. COMMONLY KNOWN AS: 723 MILL CREEK MEADOW DR, NASHVILLE, TN 37214

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 2-2-2022 (date of document).

Luke Bingham
Affiant Signature

2-15-2022
Date

State of Pennsylvania

County of Allegheny

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