Karen Johnson Davidson County
Batch# 817846 DEEDQC
03/08/2022 03:45:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220308-0026609

File Number: ORG-287965

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 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:
TIFFANY NICOLE MERRITT-HUMES, 5244 RYAN ALLEN CIRCLE, WHITES CREEK, TN 37189

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 041010A14800CO

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.

TIFFANY NICOLE MERRITT-HUMES who acquired title as TIFFANY NICOLE MERRITT, formerly unmarried, joined by spouse **Vernon Lee Humes, Jr.**, hereinafter grantor, whose tax-mailing address is **5244 RYAN ALLEN CIRCLE, WHITES CREEK, TN 37189**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **TIFFANY NICOLE MERRITT-HUMES**, a married woman, hereinafter grantee, whose tax mailing address is **5244 RYAN ALLEN CIRCLE, WHITES CREEK, TN 37189**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that certain lot, piece or parcel of land, lying and being in the County of Davidson, State of Tennessee and more particularly described as follows: Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Cobblestone Creek Phase Three of record as Instrument Number 20081023-0106163, Register's Office for Davidson County, Tennessee,

to which plan reference is made for a more complete description.
Property Address is: 5244 RYAN ALLEN CIRCLE, WHITES CREEK, TN 37189

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Special Warranty Deed recorded at Instrument No. 20091125-0108315 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 041010A14800CO

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 18, 2022:

Tiffany Nicole Merritt-Humes
TIFFANY NICOLE MERRITT-HUMES

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 18, 2022 by **TIFFANY NICOLE MERRITT-HUMES** who is personally known to me or has produced TN 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.



Deborah L. Gaunt
Notary Public

Executed by the undersigned on February 18, 2022:

Vernon Lee Humes Jr

Vernon Lee Humes, Jr

STATE OF TN

COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 18, 2022 by **Vernon Lee Humes, Jr** who is personally known to me or has produced TN 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.



Deborah L Gaunt

Notary Public

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 $1.00.

Subscribed and sworn to before me

This 18th day of February, 2022.

Vernon Lee Humes Jr
Tiffany Nicole Merritt-Humes
Affiant

Vernon Lee Humes Jr.
Tiffany Nicole Merritt-Humes
Print Name

(Seal)



Deborah L Gaunt
Notary Public

My commission expires:

11/06/2024

Deborah L Gaunt
Print Name

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 02/18/2022 (date of document).

Affiant Signature

02/18/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 18th day of February, 2022.

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