Karen Johnson Davidson County
Batch# 818613 DEEDQC
03/09/2022 01:07:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220309-0027113

Commitment Number: 29734498
Seller's Loan Number: 7014860123

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:
Mark Marudas, 3806 Hoggett Ford Rd., Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
097-02-0A-205-00

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.

Mark Marudas, joined by spouse Judy Marudas and **Payton Christopher Marudas, single**, whose mailing address is **3806 Hoggett Ford Rd., Hermitage, TN 37076**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Mark Marudas, married**, hereinafter grantee, whose tax mailing address is **3806 Hoggett Ford Rd., Hermitage, TN 37076**, 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

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20171031-0111590 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 097-02-0A-205-00

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 February 15, 2022:

Mark Marudas

Payton Christopher Marudas

Judy Marudas

STATE OF TN
COUNTY OF Wilson

The foregoing instrument was acknowledged before me on 2-15, 2022 by **Mark Marudas** and **Payton Christopher Marudas** and **Judy Marudas** who are personally known to me or have produced drivers licenses 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.

Notary Public

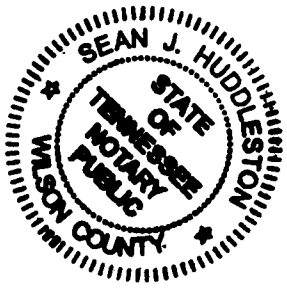
SEAN J. HUDDLESTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

State of TN
County of Wilson

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 15 day of February, 2022.



(Seal)

Affiant

Print Name

Notary Public

My commission expires:

1-2-24

Sean Huddleston

Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 205 ON THE PLAN OF FINAL PLAT, VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 3C, REVISION ONE OF RECORD IN PLAT INSTRUMENT NO. 201304050033853, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF. BEING THE SAME PROPERTY CONVEYED TO PAYTON CHRISTOPHER MARUDAS, AN UNMARRIED MAN AND MARK S. MARUDAS, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP FROM CARL A HOSTRANDER, MARRIED AND WIFE, KYLIE HOSTRANDER, DATED 10/30/2017, RECORDED 10/31/2017, DEED INSTRUMENT NO. 20171031-0111590, COUNTY OF DAVIDSON, STATE OF TENNESSEE. COMMONLY KNOWN AS: 3806 HOGGETT FORD RD, HERMITAGE, TN 37076

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 2-15-2022 (date of document).

Luke Bingham
Affiant Signature

2/21/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 21st 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