Karen Johnson Davidson County
Batch# 822161 DEEDQC
03/14/2022 01:51:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220314-0029579

File Number: ORG-308811

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:
Austin Jenckes and Brittany Jenckes, 1212 CURREY ROAD, NASHVILLE, TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 12000007900

QUITCLAIM DEED

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

Austin Jenckes and Brittany Jenckes who acquired title as **Brittany C. Townsend**, husband and wife, hereinafter grantors, whose tax-mailing address is **1212 CURREY ROAD, NASHVILLE, TN 37217**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Austin Jenckes and Brittany Jenckes**, a married couple as tenants by the entirety, hereinafter grantees, whose tax mailing address is **1212 CURREY ROAD, NASHVILLE, TN 37217**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

That certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit: Being Lot No. 3 on an unregistered copy of a map made by S. J. Wilkinson, Surveyor, dated May 2, 1946, showing the subdivision of Lots Nos. 1 and 4 of the Ensley Lands, of record in Plan Book 2, Page 70, in the Chancery Court Davidson County, Tennessee, described as follows: Beginning at a point in the northerly margin of Currey Road, 150 feet west of the westerly margin of a 25 foot lane shown on said plan and being the corner of Lots Nos. 3 and 4; thence with the line between said lots north 01 deg. 45'

west 574 feet to a point; thence north 86 deg. 10' west 150 feet to the corner of Lots Nos. 2 and 3; thence with the line between said lots south 01 deg. 45' east 577 feet to the north margin of Currey Road; thence with the margin of the same south 87 deg. 15' east 150 feet to the beginning. APN: 12000007900
Property Address is: 1212 CURREY ROAD, NASHVILLE, TN 37217

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20150609-0053984 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 12000007900

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 28, 2022:

Austin Jenckes

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 28, 2022 by Austin Jenckes 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

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

my commission Expires
3/3/2025

Executed by the undersigned on February 28, 2022:

Brittany Jenckes

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 28, 2022 by **Brittany Jenckes** 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

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

my commission Expires
3/3/2025

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 28 day of February, 2022.

Affiant

Austin Jenckes
Print Name

(Seal)

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:

3/3/2025

SADIQUA HAMDAN
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 02/28/2022 (date of document).

Affiant Signature

02/28/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 28th 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