Karen Johnson Davidson County
Batch# 822336 DEEDQC
03/15/2022 09:17:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220315-0029815

Commitment Number: 29159195
Seller's Loan Number: 400687455

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

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, 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:
Scott Quinlan and **Melanie A. Quinlan**, 669 Kingsway Dr, Old Hickory, TN, 37138

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
053-15-0-026-00

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.

Scott Quinlan and **Melanie A. Dodson, N/K/A Melanie A. Quinlan, husband and wife**, whose mailing address is **669 Kingsway Dr, Old Hickory, TN, 37138**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Scott Quinlan** and **Melanie A. Quinlan**, husband and wife, as tenants by entirety, hereinafter grantees, whose tax mailing address is **669 Kingsway Dr, Old Hickory, TN, 37138**, 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: 669 Kingsway Dr, Old Hickory, TN, 37138

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20190513-0044616 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 053-15-0-026-00

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 September 15, 2021:

Scott Quinlan

Melanie A. Dodson, N/K/A Melanie A. Quinlan

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on September 15, 2021 by **Scott Quinlan** and **Melanie A. Dodson, N/K/A Melanie A. Quinlan** who are personally known to me or have produced TN Driver License 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

See attached

TENNESSEE NOTARY ACKNOWLEDGMENT

State of Tennessee

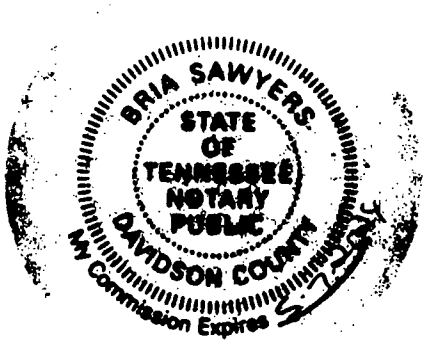
County of DAVIDSON

On this 15th day of SEPTEMBER 2021 , before me personally appeared SCOTT WUINLAN and MELANIE A. DODSON, N/K/A MELANIE A. QUINLAN, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Notary's Signature

My Commission Expires: 5-7-2024

(Seal)



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 is $0.00.

Subscribed and sworn to before me

This 15th day of September, 2021.

Affiant

Melanie Quinlan
Print Name

(Seal)

Notary Public

My commission expires: 5-7-2024

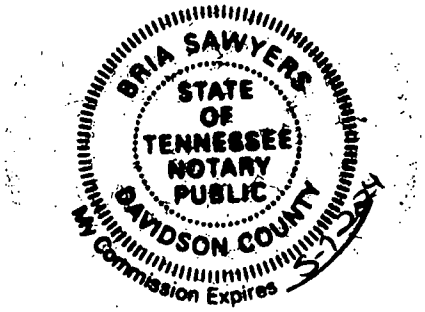


EXHIBIT A
(LEGAL DESCRIPTION)

The following described property:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Final Subdivision Plat, King Court Subdivision, Section Four of record in Plat Book 9700, Page 111, as amended in Book 10159, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same parcel conveyed to Scott Quinlan, an unmarried man and Melanie A. Dodson, an unmarried woman as joint tenants from John Zarth, unmarried, by virtue of a deed dated 04/29/2019, recorded 05/13/2019, in deed book , page , as instrument no. 20190513-0044616 county of Davidson, state of TN.

BEING THE SAME PROPERTY CONVEYED TO SCOTT QUINLAN, AN UNMARRIED MAN AND MELANIE A. DODSON, AN UNMARRIED WOMAN AS JOINT TENANTS FROM JOHN ZARTH, UNMARRIED, DATED 04/29/2019, RECORDED 05/13/2019, DEED SLIDE 20190513-0044616, BOOK , PAGE , COUNTY OF DAVIDSON , STATE OF TENNESSEE.

Assessor's Parcel No: 053-15-0-026-00

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 9-15-2021 (date of document).

Luke Bingham
Affiant Signature

2-9-2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 9th 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