Karen Johnson Davidson County
Batch# 825201 DEEDQC
03/21/2022 09:21:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220321-0031970

Commitment Number: 29764559
Seller's Loan Number: 4006656278

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:
Princess A Keesee, 1265 N Graycroft Ave, Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
034-13-0-247-00

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.

Princess A Keesee-Johnson, N/K/A Princess A Keesee, single, whose mailing address is **1265 N Graycroft Ave., Madison, TN 37115**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Princess A Keesee, single**, hereinafter grantee, whose tax mailing address is **1265 N Graycroft Ave., Madison, TN 37115**, 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: 1265 N Graycroft Ave., Madison, TN 37115

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

deed recorded at Book 10031, Page 462 in the Register's Office of DAVIDSON County, Tennessee.

Parcel ID: 034-13-0-247-00

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 March 3, 2022:

Princess A Keesee-Johnson N/K/A Princess A Keesee

Princess A Keesee-Johnson, N/K/A Princess A Keesee

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 3, 2022 by **Princess A Keesee-Johnson, N/K/A Princess A Keesee** 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

My Commission Expires
1-28-2024

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 3 day of March, 2022.

Affiant

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)

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: LAND SITUATED IN MADISON, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT: BEING LOT NO. 41 ON THE PLAN OF PRIMROSE MEADOWS, SECTION 1, OF RECORD IN BOOK 4675, (ERRONEOUSLY REFERRED TO AS BOOK 4565 IN DEED OF TRUST) PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO PRINCESS A. KEESEE-JOHNSON FROM JOHN R. JOHNSON, DATED 04/29/1996, RECORDED 04/30/1996, BOOK 10031, PAGE 462, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Tennessee Certification of Electronic Document

I, CHRIS SCHMAC, 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 3-3-22 (date of document).

Chris Schmac
Affiant Signature

3-10-22
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 10th day of March, 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