Karen Johnson Davidson County
Batch# 830767 DEEDQC
03/29/2022 03:56:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220329-0036489

Commitment Number: 29809164
Seller's Loan Number: 0584550982

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:**
**Tam M. Bridges**, 204 Scotts Creek Trl.,Hermitage, TN 37076

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**075-12-0A-015-00**

## 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.

**Daryl Bridges,** single, whose mailing address is **204 Scotts Creek Trl., Hermitage, TN 37076**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Tam M. Bridges, single,** and **Daryl Bridges, single,** as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **204 Scotts Creek Trl., 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**

**Property Address is: 204 Scotts Creek Trl, Hermitage, TN 37076**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Book 6900, Page 848 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 075-12-0A-015-00

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 11, 2022:

**Daryl Bridges**

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 11, 2022 by **Daryl Bridges** who is personally known to me or has produced TN Driver 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

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

**Tam M. Bridges**

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 11, 2022 by **Tam M. Bridges** who is personally known to me or has produced TN Driver 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

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

State of Pennsylvania
County of Allegheny

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 17th day of March, 2022.

Affiant

Samantha Rebon
Print Name

(Seal)

Notary Public

My commission expires:
5/4/2022

Lissette Anne Moree
Print Name

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

**EXHIBIT A**
**(LEGAL DESCRIPTION)**

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE PLAN OF REVISED CEDAR CREEK, PHASE ONE, AS OF RECORD IN PLAT BOOK 6900, PAGE 848, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF. BEING THE SAME PROPERTY CONVEYED TO DARYL BRIDGES, AN UNMARRIED MAN FROM ROBERT A. METZLER (FORMERLY UNMARRIED), DATED 07/10/2015, RECORDED 07/15/2015, DEED INSTRUMENT # 20150715-0069097, COUNTY OF DAVIDSON, STATE OF TENNESSEE.**

**Tennessee Certification of Electronic Document**

I, Kathy Jo Peak, 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 3/11/2022 (date of document).

Kathy Jo Peak
Affiant Signature

3/18/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 18th 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