Karen Johnson Davidson County
Batch# 830781 DEEDQC
03/30/2022 08:02:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220330-0036506

Commitment Number: 29760562
Seller's Loan Number: 400750792

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:
James Haluska, 861 Bishopsgate Road, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
149-02-0B-044-00

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.

Haluska Properties, LLC, whose mailing address is **861 Bishopsgate Road, Antioch, TN 37013**, hereinafter grantor, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **James Haluska, single**, hereinafter grantee, whose tax mailing address is **861 Bishopsgate Road, Antioch, TN 37013**, 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 Book 20200113, Page 0003905 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 149-02-0B-044-00

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 2-28, 2022.

Haluska Properties, LLC

By: _____

Name: James Haluska

Its: _____

STATE OF North Carolina
COUNTY OF Guilford

The foregoing instrument was acknowledged before me on 2/28, 2022 by James Haluska its _____ on behalf of **Haluska Properties, LLC** who is personally known to me or has produced _____ 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.

JULYANNE JULES
Notary Public - North Carolina
Guilford County
My Commission Expires Feb 16, 2026

_____
Notary Public

State of North Carolina
County of Guilford

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 28th day of February, 2022.

Affiant

James Haluska
Print Name

JULYANNE JULES
Notary Public - North Carolina
Guilford County
My Commission Expires Feb 16, 2026

(Seal)

Notary Public

My commission expires:

2/16/2026

Julyanne Jules
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE. LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 151 ON THE PLAN OF PHASE II, PICCADILLY SQUARE OF RECORD IN PLAT BOOK 6250, PAGES 92, 93 AND 94, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO HALUSKA PROPERTIES, LLC, FROM JAMES HALUSKA, DATED 01/07/2020, RECORDED 01/13/2020, DEED BOOK 20200113, PAGE 0003905 COUNTY OF DAVIDSON, STATE OF TENNESSEE.

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 2-28-2022 (date of document).

Luke Bingham
Affiant Signature

3/2/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 2nd 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