Karen Johnson Davidson County
Batch# 833195 DEEDQC
04/01/2022 12:06:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220401-0038105

File Number: ORG-311665

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:
Sydney Davis Gunnels and Michael Gunnels, 3124 JUSTIN TOWNE CT., ANTIOCH, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 15002012800

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration
Date:03/03/2022
Sydney Davis Gunnels who acquired title as Sydney Gunnels, single, hereinafter grantor, whose tax-mailing address is 3124 JUSTIN TOWNE CT., ANTIOCH, TN 37013, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to Sydney Davis Gunnels and Michael Gunnels, as joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is 3124 JUSTIN TOWNE CT., ANTIOCH, TN 37013, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING Lot No. 23-B, Zone Lot Division, Lots 13, 14, 23 & 24, Justin Towne, Section Two, Resubdivision of Lots 13 thru 26, as shown by plat of record in Plat Book 5200, Page 528 as amended in Book 5200, Page 588, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot. APN: 15002012800

Being the same premises conveyed from Estate of Joyce Ann Clark to Sydney Gunnels in a deed dated 01/20/2022 and recorded date 02/07/2022 in Instrument Number 20220207-0013742 of the official records.
Property Address is: 3124 JUSTIN TOWNE CT., ANTIOCH, TN 37013

DERIVATION CLAUSE

Deed Recorded 02/07/2022 in Inst#20220207-0013742

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20220207-0013742 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 15002012800

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:

Sydney Davis Gunnels

STATE OF Tennessee

COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 3, 2022 by Sydney Davis Gunnels who is personally known to me or has produced TN Driver's 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.

LESLIE ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/07/2024
DAVIDSON COUNTY

Notary Public

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 3rd day of March, 2022.

LESLIE ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/07/2024
DAVIDSON COUNTY

(Seal)

Sydney Davis Bunnels
Affiant

Sydney Davis Bunnels
Print Name

Notary Public

My commission expires:

5/7/2024

Leslie Isabell
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 03/03/2022 (date of document).

Affiant Signature

03/03/2022

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 03 day of 03, 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