Karen Johnson Davidson County
Batch# 835620 DEEDQC
04/06/2022 12:09:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220406-0039885

Commitment Number: TN21106486

After Recording, Send To:

BOSTON NATIONAL TITLE AGENCY
400 ROUSER RD
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. File Number: TN21106486.

New Property Owner/Mail Tax Statements To:
Robert S. Frankenfield and **Jennifer N. Frankenfield**, 1112 Safety Harbor Cove, Old Hickory, TN 37138

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
064 03 0C 032.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Jennifer N. Frankenfield who acquired title as Jennifer Whitmire now married to **Robert S. Frankenfield,** who acquired title as single, hereinafter grantor, whose tax-mailing address is **1112 Safety Harbor Cove, Old Hickory, TN 37138**, for **$0.00 (Zero** Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Robert S. Frankenfield** and **Jennifer N. Frankenfield**, husband and wife, hereinafter grantees, whose tax mailing address is **1112 Safety Harbor Cove, Old Hickory, TN 37138**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 205 ON THE PLAN OF FINAL PLAT OF PHASE FOUR, SECTION ONE, BRANDYWINE POINTE (A PLANNED UNIT DEVELOPMENT) OF

RECORD IN PLAT BOOK 7900, PAGE(S) 550 AND 551, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. Tax ID: 064 03 0C 032.00
Property Address is: 1112 Safety Harbor Cove, 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 20170203-0011560 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 064 03 0C 032.00

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 15th, 2022.

Jennifer N. Frankenfield

Robert S. Frankenfield

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 3-15, 2022 by **Jennifer N. Frankenfield** and **Robert S. Frankenfield** who are personally known to me or have produced DL - 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

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

1112 Safety Harbor Cove, Old Hickory, TN 37138

Maximum principal indebtedness for Tennessee recording tax purposes is **0.00** .
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **0.00** , which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 15 day of March, 2022.

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(Seal)

Affiant

Robert Scott Frankenfield Jennifer Nicole Frankenfield
Print Name

Notary Public

My commission expires:

8-29-2023

Print Name

CTIC# _____

1112 Safety Harbor Cove, Old Hickory, TN 37138

202204060039885

True Copy Certification
State of Tennessee

I, AARON AVERY, 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 **March 15, 2022.**

Affiant Signature

3-30-2022

Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this **30th** day of **March**, 20**22**.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462