Karen Johnson Davidson County
Batch# 839287 DEEDQC
04/13/2022 03:28:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220413-0043167

Commitment Number: 29832897
Seller's Loan Number: 2203034136

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:
Brittany Renee Mozo, 4726 Packard Dr., Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
148-14-0-083-00

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.

Brittany Renee Mozo, (whose mailing address is **4726 Packard Dr., Nashville, TN 37211)** and **Christopher Andrew Mozo**, (whose mailing address is 2141 Belcourt Ave, Nashville TN 37212, who were formerly a married couple but are now divorced as per Case No.: 19D2001 IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE 09/07/21, and are both now unmarried persons, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Brittany Renee Mozo**, a single woman, hereinafter grantee, whose tax mailing address is **4726 Packard Dr., Nashville, TN 37211**, 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 20181102-0108865 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 148-14-0-083-00

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 April 1, 2022.

Brittany Renee Mozo

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on April 1, 2022 by **Brittany Renee Mozo** who are personally known to me or have produced TN 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

KELLY BAER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Executed by the undersigned on April 1, 2022.

Christopher Andrew Mozo

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on April 1, 2022 by **Christopher Andrew Mozo** who are personally known to me or have produced TN DRLIC 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

KELLY BAER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

State of TN
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 1 day of April, 2022.

KELLY BAER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

(Seal)

Affiant

CHRISTOPHER ANDREW MOZE
Print Name

Notary Public

My commission expires:

09/08/2025

KELLY BAER
Print Name

Order No.: 29832897

LEGAL DESCRIPTION
EXHIBIT "A"

The following described property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 36 ON THE MAP OF BLANCHARD HEIGHTS, OF RECORD IN BOOK 2663, PAGES 62 AND 63, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEGINNING AT A POINT IN THE SOUTH MARGIN OF PACKARD DRIVE AT THE COMER OF LOT NOS. 36 AND 77; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHEASTERLY 234.04 FEET TO A COMER OF LOT NO. 35, THENCE WITH THE LINE BETWEEN LOTS NOS. 35 AND 36; WESTERLY 226.38 FEET TO THE EAST MARGIN OF KEELEY DRIVE; THENCE WITH THE MARGIN OF THE SAME, NORTHERLY 172 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, NORTHEASTERLY 37.35 FEET TO THE SOUTHERLY MARGIN OF PACKARD DRIVE; THENCE WITH THE MARGIN OF THE SAME, NORTHEASTERLY 136.85 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BRITTANY RENEE MOZO AND CHRISTOPHER ANDREW MOZO, WIFE AND HUSBAND, FROM PATRICK REGG AND KAREN RHODES AND LADONNA ALVARDADO AND MICHAEL REGG, SR AND DAVID REGG,, DATED 10/31/2018, RECORDED 11/02/2018, DEED INSTRUMENT # 20181102-0108865, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Assessor's Parcel No: 148-14-0-083-00

Tennessee Certification of Electronic Document

I, Karina Lopez, 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 4/1/2022 (date of document).

Karina Lopez
Affiant Signature

4/4/2022
Date

State of California

County of Orange

Sworn to and subscribed before me this 4th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 7-20-2025

NOTARY'S SEAL

HEATHER L. VALENZUELA
Notary Public - California
Orange County
Commission # 2366647
My Comm. Expires Jul 20, 2025