Karen Johnson Davidson County
Batch# 841573 DEEDQC
04/19/2022 10:07:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220419-0044749

Commitment Number: 29790747
Seller's Loan Number: 400757675

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:
Timothy Jeffers and **Marie Jeffers**, 432 Scotts Creek Trl., Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
075-12-0A-107-00

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.

Timothy Jeffers, married, whose mailing address is **432 Scotts Creek Trl., Hermitage, TN 37076**, hereinafter grantor, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Timothy Jeffers** and **Marie Jeffers, husband and wife**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **432 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: 432 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 **20141001-0090590** in the Register's Office of Davidson County, Tennessee.

Parcel ID: 075-12-0A-107-00

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 14, 2022:

Timothy Jeffers

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 14, 2022 by **Timothy Jeffers** 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.

Nashon Fondren
Notary Public
Commission exd: 01/08/2024

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 is $0.00.

Subscribed and sworn to before me

This 14th day of March, 2022.

Affiant

Timothy R Jeffers
Print Name

(Seal)

Notary Public

My commission expires:

01/08/2024

Print Name

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8, ON THE PLAN OF SECTION THREE, PHASE I, GREER MEADOWS AT CEDAR CREEK, OF RECORD IN INSTRUMENT NO. 20010920-0101748, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO TIMOTHY JEFFERS FROM ELIZABETH JANZEN-DREWITT AND JOHN DREWITT, AS A MARRIED COUPLE, DATED 09/29/2014, RECORDED 10/01/2014, DEED INSTRUMENT # 20141001-0090590, 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 3/14/2022 (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