Karen Johnson Davidson County
Batch# 852613 DEEDQC
05/09/2022 11:01:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220509-0052872

After Recording, Return To:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1172868

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:
Jenny Stokes and Justin Stokes, 6732 SUNNYWOOD DR., NASHVILLE, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
181 01 0B 141.00

QUITCLAIM DEED
Exempt from Recordation Tax. Tenn. Code Sec. 67-4-409 (a)(3)(A)(i)

Jenny Stokes, who acquired title as Jenny Woo, married to grantee, hereinafter grantor, whose tax-mailing address is **6732 SUNNYWOOD DR., NASHVILLE, TN 37211**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Jenny Stokes and Justin Stokes**, a married couple, as tenants by the entirety, hereinafter grantee, whose tax mailing address is **6732 SUNNYWOOD DR., NASHVILLE, TN 37211**, the following real property in Davidson County Tennessee:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Being the same property as conveyed from Yazdian Construction, Inc. to Jenny Woo, unmarried as set forth in Deed Instrument #20070112- 0005225 dated 01/11/2007, recorded 01/12/2007, DAVIDSON County, TENNESSEE.

Parcel ID: 181 01 0B 141.00

Executed by the undersigned on April 18, 2022:

Jenny Stokes

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 18, 2022 by **Jenny Stokes** who is personally known to me or has produced Drivers 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.

Notary Public

KRISTIN M. KAYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
September 2, 2024

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 $ 0 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 18th day of April, 2022.

Affiant

JENNY STOKES
Print Name

(Seal)

KRISTIN M. KAYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Kristin M. Kayal
Notary Public

My commission expires:

09/02/2024

Kristin M. Kayal
Print Name

CTIC# _____

Exhibit A

File No.: 1172868

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

LAND in Davidson County, Tennessee being Lot No. 6 on the Plan of Phase Two, 2nd Addition to Sugar Valley, an Planned Unit Development of record in Instrument No. 20060322-0032604, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property as conveyed from Yazdian Construction, Inc. to Jenny Woo, unmarried as set forth in Deed Instrument #20070112-0005225 dated 01/11/2007, recorded 01/12/2007, DAVIDSON County, TENNESSEE.

Tax ID: 181 01 0B 141.00

Tennessee Certification of Electronic Document

I, Geoffrey McGoh, 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 **04/18/2022** (date of document).

Affiant Signature

5-2-2022
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 2nd day of May, 2022.

Mark J Appugliese
Notary's Signature

MY COMMISSION EXPIRES: 10/26/2024

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Mark J. Appugliese, Notary Public
Allegheny County
My commission expires October 26, 2024
Commission number 1262544
Member, Pennsylvania Association of Notaries