Karen Johnson Davidson County
Batch# 857436 DEEDQC
05/18/2022 08:37:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220518-0057152

Commitment Number: 29869567
Seller's Loan Number: REA0000166499

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:
Schuronda Lovell, 632 Flintlock Ct., Nashville, TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
135 16 0B 115.00

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.

Schuronda N. Corley, N/K/A Schuronda Lovell, single, whose mailing address is **632 Flintlock Ct., Nashville, TN 37217**, hereinafter grantor, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Schuronda Lovell, single**, hereinafter grantee, whose tax mailing address is **632 Flintlock Ct., Nashville, TN 37217**, 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: 632 Flintlock Ct., Nashville, TN 37217

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

deed recorded at 20050103-0000191 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 135 16 0B 115.00

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 05/02, 2022:

Schuronda N. Corley N/K/A Schuronda Lovell

Schuronda N. Corley, N/K/A Schuronda Lovell

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 2, 2022 by **Schuronda N. Corley, N/K/A Schuronda Lovell** 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.

Gloria Jackson
Notary Public

Exp: 3-3-2025

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 2 day of May, 20 22.

Schuronda Lovell
Affiant

Schuronda Lovell
Print Name

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Gloria M Jackson
Notary Public

My commission expires:
5.3.2025

Gloria M Jackson
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 115 ON THE PLAN OF WOODRIDGE AT NASHBORO VILLAGE OF RECORD IN INSTRUMENT NO. 20021120-0143949, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO SCHURONDA N. CORLEY, UNMARRIED FROM BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION, DATED 12/20/2004, RECORDED 01/03/2005, DEED INSTRUMENT NO. 20050103-0000191 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 5/2/2022 (date of document).

Kathy Jo Peak
Affiant Signature

5/4/2022
Date

State of Pennsylvania

County of Allegheny

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

Notary's Signature

MY COMMISSION EXPIRES: 4/7/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries