Karen Johnson Davidson County
Batch# 859122 DEEDQC
05/19/2022 12:48:30 PM 7 pgs
Fees: $38.00 Taxes: $247.97
20220519-0058153

Commitment Number: 29851813
Seller's Loan Number: 400769932

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:
MarQo Patton, 1418 Eagle View Blvd., Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
163-07-0A-018-00

QUITCLAIM DEED

MarQo Patton, (whose mailing address is **1418 Eagle View Blvd., Antioch, TN 37013)** and **Whittney Patton**, (whose mailing address is PO Box 464, Logansport, LA 71049), who were formerly a married couple but are now divorced as per Case No.: 83CC1-2021CV 1131 IN THE C!RCUIT COURT FOR SUMNER COUNTY, GALLATIN, TENNESSEE, MARCH 8, 2022, and are both now unmarried persons, hereinafter grantors, for $67,018.72 (Sixty Seven Thousand Eighteen Dollars and Seventy Two Cents) in consideration paid, grant and quitclaim to **MarQo Patton, single**, hereinafter grantee, whose tax mailing address is **1418 Eagle View Blvd., Antioch, TN 37013**, 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: 1418 Eagle View Blvd., Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20190718-0070390 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 163-07-0A-018-00

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 12, 2022.

MarQo Patton

STATE OF Tenn
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 12, 2022 by **MarQo Patton** 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
Exp: 3-3-2025

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Whittney Patton

Whittney Patton

STATE OF Louisiana
COUNTY OF Bossier

The foregoing instrument was acknowledged before me on April 11, 2022 by **Whittney Patton** 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.

Louise Robinson
Notary Public

LOUISE ROBINSON #4694
NOTARY PUBLIC, CADDO PARISH
MY COMMISION IS FOR LIFE

State of Louisiana
County of Bossier

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 $67,018.72

Subscribed and sworn to before me

This 11th day of April, 2022.

Whitney Patton
Affiant

Whitney Patton
Print Name



LOUISE ROBINSON #4694
NOTARY PUBLIC, CADDO PARISH
MY COMMISION IS FOR LIFE

Louise Robinson
Notary Public

My commission expires:

For Life

Louise Robinson
Print Name

State of PA
County of Allegheny

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 $67,018.72

Subscribed and sworn to before me

This 10th day of May, 2022.

David P. Briceland
Affiant

Commonwealth of Pennsylvania - Notary Seal
Heather Ann Cartwright, Notary Public
Beaver County
My commission expires May 26, 2023
Commission number 1290865
Member, Pennsylvania Association of Notaries

DAVID P. BRICELAND
Print Name

(Seal)

Heather Ann Cartwright
Notary Public

My commission expires:

5-26-23

Heather Ann Cartwright
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18, ON THE FINAL PLAT OF RIDGEVIEW UDO, PHASE ONE, AS OF RECORD IN INSTRUMENT NO. 20080603-0056596, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID LOT. BEING THE SAME PROPERTY CONVEYED TO WHITTNEY PATTON AND MARQO PATTON FROM PARKSIDE BUILDERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 07/15/2019, RECORDED 07/18/2019, DEED INSTRUMENT 20190718-0070390, BOOK , PAGE , 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 4/12/2022 (date of document).

Kathy Jo Peak
Affiant Signature

4/19/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 19th day of April, 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