Karen Johnson Davidson County
Batch# 860346 DEEDQC
05/20/2022 03:15:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20220520-0059150

After Recording, Return To:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1173629

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:
Ethan K. DuBois, a single man, Kayla Bess, a single woman, and Paul R. DuBois, a married man, Joint Tenants with Right of Survivorship, 2905 EMERY DR, NASHVILLE TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
096 10 0 176.00

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.

Ethan K. DuBois, a single man, and **Paul R. DuBois,** a married man, hereinafter grantors, whose tax-mailing address is **2905 EMERY DR, NASHVILLE TN 37214**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Ethan K. DuBois, a single man, and Kayla Bess, a single woman, and Paul R. DuBois, a married man, Joint Tenants with Right of Survivorship**, hereinafter grantee, whose tax mailing address is **2905 EMERY DR, NASHVILLE TN 37214**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

DERIVATION CLAUSE

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

deed recorded at 20171003-0101213 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 096 10 0 176.00

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 FEB 17, 2022:

Paul R. DuBois

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 20____ by **Paul R. DuBois** who are personally known to me or have produced _____ 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

See attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside)

On 2-17-22 before me, Theresa Calhoun, Notary Public
(insert name and title of the officer)

personally appeared Paul R Du Bois,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

THERESA CALHOUN
COMM. 2321320 MFR. RSE1
NOTARY PUBLIC
CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXPIRES MARCH 9, 2024

Executed by the undersigned on April 29, 2022:

Ethan K. DuBois

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Ethan DuBois, 2022 by **Ethan K. DuBois** who are personally known to me or have produced DL 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

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

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 29th day of April, 2022.

Ethan K. DuBois
Affiant

Ethan K. DuBois
Print Name



Quentin Isabell
Notary Public

My commission expires:

March 3, 2025

Quentin Isabell
Print Name

CTIC# _____

Exhibit A

File No.: 1173629

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

Being Lot No. 349 on the Map of Cloverhill, Section 5 of record in Book 2133, Page 88, Register's Office for said County, as follows:

Said Lot No. 349 fronts 65 feet on the South side of Emery Drive and runs back 160.8 feet on the West line and 159.3 feet on the East line to a dead line in the rear on which it measures 58.6 feet.

Being the same property as conveyed from Ronald Ulrich to Ethan K. DuBois, a single man and Paul R. DuBois, a married man as set forth in Deed Instrument #20171003-0101213, dated 09/29/2017, recorded 10/03/2017, Davidson County, Tennessee.

Tax ID: 096 10 0 176.00

Tennessee Certification of Electronic Document

I, Starlynn Ritenour, 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 APRIL 29, 2022 (date of document).

Starlynn Ritenour
Affiant Signature

MAY 6, 2022
Date

State of Pennsylvania
County of Allegheny

Sworn to and subscribed before me this 6TH day of MAY, 2022.

Matthew S. D
Notary's Signature

MY COMMISSION EXPIRES: 09/10/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Matthew S. Darcangelo, Notary Public
Allegheny County
My commission expires September 10, 2022
Commission number 1340136
Member, Pennsylvania Association of Notaries