Karen Johnson Davidson County
Batch# 862661 DEEDQC
05/25/2022 12:53:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220525-0060779

After Recording, Return To:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1189585

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:
Amy Renee Crosslin-Jones and **Jeffrey Allen Jones**, 2516 WOODBERRY DR., NASHVILLE, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
095-12-0-011-00

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.

Amy Renee Crosslin-Jones who acquired title as Amy Crosslin, now married, hereinafter grantor, whose tax-mailing address is **2516 WOODBERRY DR., NASHVILLE, TN 37214**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Amy Renee Crosslin-Jones** and **Jeffrey Allen Jones**, wife and husband, as Joint Tenants with Rights of Survivorship, hereinafter grantees, whose tax mailing address is **2516 WOODBERRY 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

Being the same property as conveyed from Will Edd Neal, Jr. to Amy Crosslin, single as set forth in Deed Instrument #20171129-0121843, dated 11/28/2017, recorded 11/29/2017, Davidson County, Tennessee.
Parcel ID: 095-12-0-011-00

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 May 13th, 2022:

Amy Renee Crosslin-Jones who acquired title as Amy Crosslin

Amy Renee Crosslin-Jones who acquired title as Amy Crosslin

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on MAY 13, 2022 by **Amy Renee Crosslin-Jones who acquired title as Amy Crosslin** who is personally known to me or has produced TN 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.

Carol DiMoore
Notary Public

CAROL DIGIORE
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 3, 2026
COUNTY OF DAVIDSON

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.
Subscribed and sworn to before me

This 13th day of May, 2022.

Amy Renee Crosslin Jones who acquired title as Amy Crosslin
Affiant

Amy Renee Crosslin Jones who acquired title as Amy Crosslin
Print Name

(Seal)

CAROL DIGIORE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 3, 2026
COUNTY OF DAVIDSON

Carol DiGiore
Notary Public

My commission expires:
3/3/26

Carol DiGiore
Print Name

CTIC# _____

Exhibit A

File No.: 1189585

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 SHOWS LOT NO. 17 ON THE PLAN OF WOODBERRY PARK AS OF RECORD IN BOOK 2133, PAGES 118 AND 119, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property as conveyed from Will Edd Neal, Jr. to Amy Crosslin, single as set forth in Deed Instrument #20171129-0121843, dated 11/28/2017, recorded 11/29/2017, Davidson County, Tennessee.

Being the same property as conveyed from Judy Neal to Will Edd Neal, Jr. as set forth in Deed Book 11396, Page 797, dated 3/23/1999, Davidson County, Tennessee.

Tax ID: 095-12-0-011-00

Tennessee Certification of Electronic Document

I, Brad Sattler, 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 05/13/20222 (date of document).

Affiant Signature

05/20/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 20th day of May, 2022.

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