Karen Johnson Davidson County
Batch# 864861 DEEDQC
05/31/2022 01:43:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220531-0062676

Commitment Number: 29892806
Seller's Loan Number: 1119146625

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:
MONICA HILL, 2601 Ravine Dr., Nashville, TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 135-16-0A-050.00

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.

MONICA HAUGABOOK, A/K/A MONICA N. HAUGABOOK, N/K/A MONICA NICOLE HILL, joined by spouse Marcel Hill, whose mailing address is **2601 Ravine Dr., Nashville, TN 37217**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **MONICA NICOLE HILL, married**, hereinafter grantee, whose tax mailing address is **2601 Ravine Dr., 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: 2601 Ravine Dr., Nashville, TN 37217

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20160728-0077724 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 135-16-0A-050.00

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 May 17, 2022.

Monica Haugabook, A/K/A Monica N. Haugabook, N/K/A Monica Nicole Hill

MONICA HAUGABOOK, A/K/A MONICA N. HAUGABOOK, N/K/A MONICA NICOLE HILL

Marcel Hill

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 17, 2022 by **MONICA HAUGABOOK, A/K/A MONICA N. HAUGABOOK, N/K/A MONICA NICOLE HILL and Marcel Hill** 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
My commission expires
1-28-2024

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 $0.00.

Subscribed and sworn to before me

This 17 day of May, 2022.

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Seal)

Affiant

Marcel Hill

Print Name

Notary Public

My commission expires:

1-28-2024

Derrick M Bradshaw

Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 85 ON THE PLAN OF SUBDIVISION FOR TRACTS: 8, 9 AND 10 OF NASHBORO VILLAGE OF RECORD IN PLAT BOOK 5200, PAGE 186-189, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO MONICA HAUGABOOK, AKA MONICA N. HAUGABOOK, UNMARRIED FROM CAROL ANN JENKINS, DATED 07/27/2016, RECORDED 07/28/2016, DEED INSTRUMENT NO.20160728-0077724, 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 5/17/2022 (date of document).

Kathy Jo Peak
Affiant Signature

5/20/2022
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: 5/4/2026

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