Karen Johnson Davidson County
Batch# 868561 DEEDQC
06/08/2022 08:44:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220608-0065399

File Number: ORG-257408

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, 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:
TERRENCE WINSLOW, JR and **ELISABETH WINSLOW**, 2980 OWENDALE DR , Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 15009010100

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Terrance Winslow, Jr., now married to **Elisabeth Winslow**, hereinafter grantor, whose tax-mailing address is **2980 OWENDALE DR , Antioch, TN 37013**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **TERRENCE WINSLOW, JR** and **ELISABETH WINSLOW**, husband and wife, hereinafter grantees, whose tax mailing address is **2980 OWENDALE DR , Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that certain lot, piece or parcel of ground situate, lying and being in Davidson County, State of Tennessee, and more particularly described as follows: Land in Davidson County, Tennessee, being all of Lot No. 49 on the Plan of Forest View Park, Section Four, Phase Two, as of record in Plat Book 5200, page 674 and amended by Plat book 6220, Page 648, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof APN: 15009010100
Property Address is: 2980 OWENDALE DR , Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20080930-0099078 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 15009010100

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 December 10, 2021:

Terrance Winslow, Jr.
Terrance Winslow, Jr.

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 10, 2021 by **Terrance Winslow, Jr.** 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.

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Kandice Eubanks
Notary Public

Executed by the undersigned on December 10, 2021:

Elisabeth Winslow

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 10, 2021 by **Elisabeth Winslow** 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.

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public

Tennessee Certification of Electronic Document

I, Alyssa Graham, 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 Dec 10 ,2022 (date of document).

Affiant Signature

06/01/2022

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 01 day of 06, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954