Karen Johnson Davidson County
Batch# 870028 DEEDQC
06/13/2022 12:31:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220613-0067009

File Number: ORG-333344

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 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:
RONALD CHARLES TIPLER JR. and **CHRISTINA DAWN TIPLER**, 106 MAYME CT, Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 03414001600

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(3)(A)(i): Is creation of a tenancy by the entirety by the conveyance from one spouse to the other

Ronald Charles Tipler Jr., who acquired title as Rob Tipler, now married, hereinafter grantor, whose tax-mailing address is **106 MAYME CT, MADISON, TN 37115**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Ronald Charles Tipler Jr. and Christina Dawn Tipler, husband and wife, tenants by the entireties**, hereinafter grantees, whose tax mailing address is **106 MAYME CT, MADISON, TN 37115**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that certain land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Stanley Heights, of record in Hook 3300, Page 74, Register's Office for said County. Said Lot No. 11 fronts 69.0 feet on the easterly margin of Mayme Court and extends back 66.7 feet on the northerly line and 110.3 feet on the southerly line to a broken line in the rear, measuring 127.1 feet thereon. APN: 03414001600 Being the same premises conveyed from Vickie D. Gotto to Rob Tipler in a deed dated 04/13/2006 and recorded date 04/25/2006 in

Instrument Number 20060425-0047156 of the official records.

Property Address is: 106 MAYME CT, MADISON, TN 37115

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded as Instrument No. 20060425-0047156 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 03414001600

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 23, 20 22 :

RONALD CHARLES TIPLER JR.

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 23, 20 22 by **RONALD CHARLES TIPLER 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.

Notary Public

CATRENA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

State of Pennsylvania
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 or value of the property transferred, whichever is greater is $ 1.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 3 day of June, 2022.

Jessica Garvin
Affiant

Jessica Garvin
Print Name

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

(Seal)

Jennifer L Lander
Notary Public

My commission expires:

10/17/2023

Jennifer L. Lander
Print Name

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 May 23, 2022 (date of document).

Affiant Signature

May 23, 2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 23 day of May, 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