Karen Johnson Davidson County
Batch# 870745 DEEDQC
06/13/2022 03:55:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220613-0067244

Commitment Number: 29873190
Seller's Loan Number: 6267507

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:
Alisa R. Richardson, 921 Aldwych Ct., Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
148-08-0A-013.00

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.

Alisa R. Richardson married to **Ryan Hankerson**, whose mailing address is **921 Aldwych Ct., Antioch, TN 37013**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Alisa R. Richardson,** a married woman, hereinafter grantee, whose tax mailing address is **921 Aldwych Ct., Antioch, TN 37013**, 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: 921 Aldwych Ct., Antioch, TN 37013

DERIVATION CLAUSE

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

deed recorded at 20101118 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 148-08-0A-013.00

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 4/11, 2022:

Alisa R. Richardson

Ryan Hankerson

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 11, 2022 by **Alisa R. Richardson** and **Ryan Hankerson** who are personally known to me or have produced Drivers License 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

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 11 day of April, 2022.

Affiant

Alisa R. Richardson
Print Name

(Seal)

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires:

1-28-2024

Derrick M Bradshaw
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE BEING KNOWN AND DESIGNATED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE PLAN OF QUIET CREEK, PHASE 1, OF RECORD IN INSTRUMENT NO. 20020628-0078282, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT. BEING THE SAME PROPERTY CONVEYED TO ALISA R. RICHARDSON, FROM FEDERAL HOME LOAN MORTGAGE CORPORATION, DATED 10/15/2010, RECORDED 11/18/2010, DEED INSTRUMENT # 20101118-0092403, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Being the same parcel conveyed:

To_____

From _____

Dated_____ Recorded _____

Book _____ Page _____

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 4/11/2022 (date of document).

Kathy Jo Peak
Affiant Signature

4/12/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 12th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries