Karen Johnson Davidson County
Batch# 871252 DEEDQC
06/14/2022 10:23:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220614-0067441

Commitment Number: 29846557
Seller's Loan Number: 4006815619

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:
WYSHEKA Y FUTRELL-JOBE, 1504 DALLAS AVE., NASHVILLE, TN 37212

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
117040119.00

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.

DAVID CARUTHERS AND WIFE **DIEDRA CARUTHERS** (AS TO A 50% INTEREST) AND **WYSHEKA FUTRELL JOBE, A/K/A WYSHEKA Y FUTRELL-JOBE,** joined by spouse **ANTWOINE TANELL JOBE SR** (AS TO A 50% INTEREST) AS TENANTS IN COMMON, whose mailing address is **1504 Dallas Ave., Nashville, TN 37212**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **WYSHEKA Y FUTRELL-JOBE,** A MARRIED WOMAN AND **DIEDRA CARUTHERS,** A MARRIED WOMAN, AS TENANTS IN COMMON, hereinafter grantee, whose tax mailing address is **1504 DALLAS AVE., NASHVILLE, TN 37212**, 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: 1504 Dallas Ave., Nashville, TN 37212

Executed by the undersigned on May 25, 2022.

David Caruthers
DAVID CARUTHERS

Diedra Caruthers
DIEDRA CARUTHERS

Wysheka Futrell Jobe
A/K/A Wysheka Y Futrell-Jobe
WYSHEKA FUTRELL JOBE, A/K/A WYSHEKA Y FUTRELL-JOBE

Antwoine Tanell Jobe Sr.
ANTWOINE TANELL JOBE SR

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on May 25, 2022 by **DAVID CARUTHERS** and **DIEDRA CARUTHERS** and **WYSHEKA FUTRELL JOBE, A/K/A WYSHEKA Y FUTRELL-JOBE**, and **ANTWOINE TANELL JOBE SR** who are personally known to me or have produced TN DR LIC 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.

Kelly Baer
Notary Public

KELLY BAER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20171025-0109348 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 117040119.00

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.

State of TN
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 05 day of May, 2022.

Wysheka Y Futrell-Jobe
Affiant

Wysheka Y Futrell-Jobe
Print Name

(Seal)

KELLY BAER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Kelly Baer
Notary Public

My commission expires:
09/08/2025

Kelly BAER
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE. BEING LOT NO 12 ON THE PLAN OF VICTORIA PLACE OF RECORD IN BOOK 332, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO DAVID CARUTHERS AND WIFE DIEDRA CARUTHERS (AS TO A 50% INTEREST) AND WYSHEKA FUTRELL JOBE, A MARRIED WOMAN (AS TO A 50% INTEREST) AS TENANTS IN COMMON FROM DAVID CARUTHERS AND WIFE DIEDRA CARUTHERS, DATED 10/23/2017, RECORDED 10/25/2017, DEED INSTRUMENT # 20171025-0109348, 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 5/25/2022 (date of document).

Kathy Jo Peak
Affiant Signature

5/31/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 31st 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