Karen Johnson Davidson County
Batch# 880441 DEEDQC
06/29/2022 10:02:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220629-0074974

File Number: ORG-340932

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:
Teresa Carol Mitchell, 7024 Bonnamere Drive, Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
07408002900

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.

Teresa Carol Mitchell who acquired tile as Teresa Carol Cook, married to Richard Charles Mitchell, hereinafter grantor, whose tax-mailing address is 7024 BONNAMERE DRIVE, Hermitage, TN 37076, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to Teresa Carol Mitchell, a married woman, hereinafter grantee, whose tax mailing address is 7024 BONNAMERE DRIVE, Hermitage, TN 37076, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: being Lot No. 818, as shown on the plan of Section 7, Hermitage Hills, as shown on plat of record in Plat Book 3300, pages 62-63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
Property Address is: 7024 Bonnamere Drive, Hermitage, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at Instrument No. 20190122-0006074 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 07408002900

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 June 17, 2022:

Teresa Carol Mitchell

Teresa Carol Mitchell

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 17, 2022 by Teresa Carol Mitchell who is personally known to me or has produced DL 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.

Kimberly Kronick-Worrall
Notary Public

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Executed by the undersigned on June 17, 2022:

Richard Charles Mitchell

Richard Charles Mitchell

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 17, 2022 by Richard Charles Mitchell who is personally known to me or has produced DL 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.

Kimberly Kronick-Worrall
Notary Public

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON 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 or value of the property transferred, whichever is greater is $ 0 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 17 day of June, 2022.

Teresa Carol Mitchell
Affiant

TERESA CAROL MITCHELL
Print Name

(Seal)

Kimberly Kronick-Worrall
Notary Public

My commission expires:

09/02/2024

Kimberly Kronick-Worrall
Print Name

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

being Lot No. 818, as shown on the plan of Section 7, Hermitage Hills, as shown on plat of record in Plat Book 3300, pages 62-63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being that parcel of land conveyed to Teresa Carol Cook, Unmarried Woman from April Renee Roebling, Single by that deed dated 01/18/2019 and recorded 01/22/2019 in Instrument 20190122-0006074, of the Davidson County, TN public registry. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows: None

Parcel ID(s): 07408002900

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 06-17-2022 (date of document).

Affiant Signature

06-17-2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 17 day of June, 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