Karen Johnson Davidson County
Batch# 904568 DEEDQC
08/17/2022 03:31:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220817-0093424

Commitment Number: 27967785
Seller's Loan Number: 104079284

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, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Jessica L. Anderson, 8124 Boone Trce, Nashville, TN 37221-6553

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
126-15-0B-293.00-C

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.

Jessica L. McAlister, N/K/A Jessica L. Anderson, married, whose mailing address is **8124 Boone Trce, Nashville, TN 37221-6553**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Jessica L. Anderson**, a married women, hereinafter grantee, whose tax mailing address is **8124 Boone Trce, Nashville, TN 37221-6553**, 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: 8124 Boone Trce, Nashville, TN 37221-6553

DERIVATION CLAUSE

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

deed recorded at 20181113-0011570 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 126-15-0B-293.00-C

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 14 January, 2021:

Jessica L McAlister N/K/A Jessica L Anderson

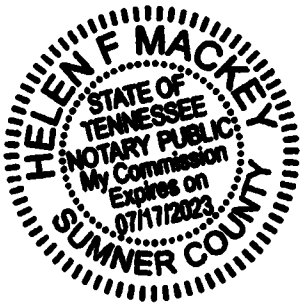
Jessica L. McAlister, N/K/A Jessica L. Anderson

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 14 January, 2021 by **Jessica L. McAlister, N/K/A Jessica L. Anderson** who is personally known to me or has produced TN. D.L 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.

Helen F Mackey
Notary Public

HELEN F MACKEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/17/2023
SUMNER COUNTY



State of Tennessee
County of Davidson

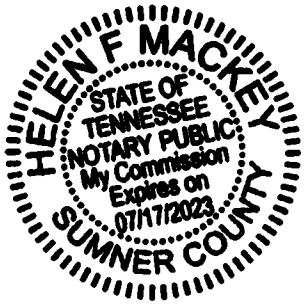
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 14 day of January, 20 21.

Jessica L Anderson
Affiant

Jessica L. Anderson
Print Name



(Seal)

Helen F Mackey
Notary Public

My commission expires:
07/17/2023

Helen F. Mackey
Print Name

Order No.: 27967785

LEGAL DESCRIPTION
EXHIBIT "A"

The following described property:

Land in Davidson County, Tennessee, being Lot 85, Lexington Point Subdivision, Section Four, as shown on plat of record in Instrument 20020116-0006343, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same parcel conveyed to Jessica L. McAlister from Daniel J. Brown, by virtue of a deed dated 11/07/2018, recorded 11/13/2018, in deed book , page , as instrument no. 20181113-0011570 county of Davidson, state of Tennessee.

Assessor's Parcel No: 126-15-0B-293.00-C

Tennessee Certification of Electronic Document

I, LUKE BINGHAM, 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 1/14/2021 (date of document).

Luke Bingham
Affiant Signature

2/21/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 21st day of February, 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