Karen Johnson Davidson County
Batch# 905913 DEEDQC
08/22/2022 08:44:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220822-0094247

Commitment Number: 29988487
Seller's Loan Number: 7015840862

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by: John Windsor, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

New Property Owner/Mail Tax Statements To:
James Carsley Hester Jr. and **Brenda Lou Hester**, 1540 Ocoee Trl., Madison, TN 37511

EXEMPT FROM TRANSFER TAX
TCA 67-4-409(a)(4) $0 consideration quitclaim deed

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
063-02-0-093-00

QUITCLAIM DEED

James Carsley Hester, Jr. who acquired title as James Charles Hester Jr. and **Brenda Lou Hester**, a married couple whose mailing address is **1540 Ocoee Trl., Madison, TN 37511**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **James Carsley Hester Jr.** and **Brenda Lou Hester**, husband and wife, hereinafter grantees, whose tax mailing address is **1540 Ocoee Trl., Madison, TN 37511**, 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: 1540 Ocoee Trl., Madison, TN 37511

DERIVATION CLAUSE

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

deed recorded at Book 8069, Page 518 in the Register's Office of Davidson County, Tennessee.

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 August 11, 2022.

James Carsley Hester Jr

James Carsley Hester, Jr. who acquired title as James Charles Hester Jr.

Brenda Lou Hester

Brenda Lou Hester

STATE OF Tennessee
COUNTY OF Robertson

The foregoing instrument was acknowledged before me on 11Th August, 2022 by **James Carsley Hester, Jr. who acquired title as James Charles Hester Jr.** and **Brenda Lou Hester,** whose 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.

Angie Seriana

Notary Public

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

State of Tennessee
County of Robertson

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 $ 0.00 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 11 day of August, 2022.

Affiant

James Hadley Hester JR
Print Name

(Seal)

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public

My commission expires:

December 20, 2022

Angie Seriana
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 155, POWWOW ADDITION TO NAWAKWA HILLS, SECTION 5, OF RECORD IN BOOK 974, PAGE 26, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES CHARLES HESTER, JR. AND WIFE, BRENDA LOU HESTER FROM WILLIAM B. MCCULLOUGH, JR. AND WIFE VICKIE H. MCCULLOUGH, DATED 02/20/1990, RECORDED 03/21/1990, DEED, BOOK 8069, PAGE 518, COUNTY OF DAVIDSON , STATE OF TENNESSEE.

Tennessee Certification of Electronic Document

I, Jaime L. Petrosky, 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 8-11-2022 (date of document).

Jaime L Petrosky
Affiant Signature

8-18-2022
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 18th day of August, 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