Karen Johnson Davidson County
Batch# 911284 DEEDQC
09/01/2022 10:00:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220901-0098601

File Number: ORG-370489

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, 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:
Jermont Newsom and **Heather Lea Newsom**, 3453 RAINWOOD DR., NASHVILLE, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 050100C33000CO

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Jermont Newsom, married to **Heather Lea Newsom**, hereinafter grantor, whose tax-mailing address is **3453 RAINWOOD DR., NASHVILLE, TN 37207**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Jermont Newsom** and **Heather Lea Newsom**, husband and wife, as joint tenants with rights of survivorship and not as tenants in common, hereinafter grantees, whose tax mailing address is **3453 RAINWOOD DR., NASHVILLE, TN 37207**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that certain lot, piece or parcel of Land in Davidson County, Tennessee, being Lot(s) 60, as shown on the map entitled Chesapeake Homes, Section Six, Phase Two, of record as Instrument No. 20020626-0077004, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. APN: 050100C33000CO Being the same premises conveyed from Lamont Jordan to Jermont Newsom in a deed dated 10/18/2013 and recorded date 12/17/2013 in Instrument Number 20131217-0127353 of the official records.
Property Address is: 3453 RAINWOOD DR., NASHVILLE, TN 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20131217-0127353 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 050100C33000CO

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 8.22, 2022.

Jermont Newsom

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 8.22, 2022 by **Jermont Newsom** 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.

Notary Public

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

Executed by the undersigned on 9.22, 2022:

Heather Lea Newsom

Heather Lea Newsom

STATE OF TN
COUNTY OF Dav

The foregoing instrument was acknowledged before me on 9.22, 2022 by **Heather Lea Newsom** 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.

Notary Public

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

State of TN
County of Dav

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 $ 1.00 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 22 day of Aug, 2022.

Affiant

Jermont Nelson
Print Name

(Seal)

Notary Public

My commission expires:
3424

Derek Truelove
Print Name

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/04/2024
WILSON COUNTY

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 08/22/2022 (date of document).

Affiant Signature

08/22/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 22 day of aug, 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