Karen Johnson Davidson County
Batch# 921525 DEEDQC
09/26/2022 03:43:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220926-0106605

File Number: ORG-278420

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 PLLC, 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:
Terri Hayden, 3116 BRIDGEPOINT DR, Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 059040A00500CO

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.

Terri Hayden, Unmarried and **Randy L. Hendricks, II, Unmarried**, hereinafter grantors, whose tax-mailing address is **3116 BRIDGEPOINT DR, Nashville, TN 37207**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Terri Hayden**, Unmarried, hereinafter grantee, whose tax mailing address is **3116 BRIDGEPOINT DR, Nashville, TN 37207**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

That certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: Land in Davidson County, Tennessee, being Lot No. 153 on the Final Plat of Phase I, Brook View Subdivision of record in Instrument No. 20050209-0015100, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. APN: 059040A00500CO Being the same premises conveyed from Cecelia G. Thomas to Terri Hayden and Randy L. Hendricks, II in a deed dated 11/14/2018 and recorded date 11/15/2018 in Instrument

Number 20181115-0112814 of the official records.
Property Address is: 3116 BRIDGEPOINT DR, Nashville, TN 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20181115-0112814 recorded at 20181115-0112814 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 059040A00500CO

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 12 10, 2021:

Terri Hayden

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 12 10, 2021 by Terri Hayden 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 12.10, 2021:

Randy L. Hendricks, II

STATE OF TN
COUNTY OF Dyer

The foregoing instrument was acknowledged before me on 12.10, 2021 by **Randy L. Hendricks, II** 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 is $0.00.

Subscribed and sworn to before me

This 10 day of Jan, 20 24.

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

(Seal)

Affiant

Terri Hayden
Print Name

Notary Public

My commission expires:

3/24

Print Name

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 12/10/2021 (date of document).

Affiant Signature

12/10/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 10 day of DECEMBER, 2021.

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