Karen Johnson Davidson County
Batch# 922948 DEEDQC
09/29/2022 08:44:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220929-0107453

Commitment Number: 30055600
Seller's Loan Number: 912200142

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:
Jordan A. Harris, 2027 Clintondale Dr., Nashville, TN 37218

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
069 07 0 026.00

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.

Jordan A. Harris, Administrator of The Estate of Verna C. Anderson, whose mailing address is **2027 Clintondale Dr, Nashville, TN 37218**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Jordan A. Harris**, unmarried, hereinafter grantee, whose tax mailing address is **2027 Clintondale Dr., Nashville, TN 37218**, 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: 2027 Clintondale Dr., Nashville, TN 37218

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded as Instrument No. 79901, at Book 8537, Page 191 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 069 07 0 026.00

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 September 21, 2022:

Jordan A. Harris, Administrator of The Estate of Verna C. Anderson

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on September 21, 2022 by **Jordan A. Harris, Administrator of The Estate of Verna C. Anderson** who is personally known to me or has produced Drivers License 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

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
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 $_____ 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 21st day of September, 2022.

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

(Seal)

Affiant

Jordan A. Harris
Print Name

Notary Public

My commission expires:

March 3, 2025

Quentin Isabell
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE. BEING LOT NO. 11 ON THE PLAN OF CLINTONDALE, AS OF RECORD IN BOOK 2330, PAGE 120, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 11 FRONTS 103 FEET ON THE NORTH SIDE OF CLINTONDALE DRIVE AND RUNS BACK 289.4 FEET ON THE WEST LINE AND 338.4 FEET AN THE EAST LINE, TO A DEAD LINE IN THE REAR, MEASURING 172 FEET THEREON. BEING THE SAME PROPERTY CONVEYED TO VERNA C. ANDERSON FROM VERNA C. ANDERSON AND MAY ALICE RIDLEY, DATED 01/24/1992, RECORDED 01/29/1992, DEED INSTRUMENT 79901, BOOK 8537, PAGE 191, COUNTY OF DAVIDSON , STATE OF TENNESSEE.
Assessor's Parcel No: 069 07 0 026.00

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 9-21-2022 (date of document).

Jaime L. Petrosky
Affiant Signature

9-22-2022
Date

State of Pennsylvania
County of Allegheny

Sworn to and subscribed before me this 22nd day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 7/27/24

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
LAURA DIRIENZO - Notary Public
Beaver County
My Commission Expires Jul 27, 2024
Commission Number 1366228