Karen Johnson Davidson County
Batch# 925275 DEEDQC
10/05/2022 09:17:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20221005-0109707

Commitment Number: 30042177
Seller's Loan Number: 2201517062

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:**
**Dove Wilson Jr.** and **Karen Wells**, 4917 Shihmen Dr., Antioch, TN 37013

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 16204004400**

## 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.

**Dove Wilson Jr.**, unmarried man, whose mailing address is **4917 Shihmen Dr., Antioch, TN 37013**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Dove Wilson Jr.**, unmarried, and **Karen Wells**, unmarried, hereinafter grantees, whose tax mailing address is **4917 Shihmen Dr., Antioch, TN 37013**, 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: 4917 Shihmen Dr., Antioch, TN 37013**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded as Instrument No. 20140407-0029052 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 16204004400

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 15, 2022:

Dove Wilson Jr.

**Dove Wilson Jr.**

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on September 15, 2022 by **Dove Wilson Jr.** who is personally known to me or has produced TN 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

LESLIE ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/07/2024
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 $ 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 15th day of September, 2022.

LESLIE ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/07/2024
DAVIDSON COUNTY

(Seal)

Affiant

Print Name

Notary Public

My commission expires:

5/7/2024

Leslie Isabell
Print Name

**EXHIBIT A**
**(LEGAL DESCRIPTION)**

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 139, AS SHOWN ON THE MAP ENTITLED THE PLAN OF ANTIOCH PARK, SECTION 4, OF RECORD IN PLAT BOOK 4300, PAGE 119, 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 DOVE WILSON JR. AN UNMARRIED MAN FROM DOVE WILSON JR. AN UNMARRIED MAN, DATED 03/29/2014, RECORDED 04/07/2014, DEED INSTRUMENT NO. 20140407-0029052, 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 9-15-2022 (date of document).

Jaime L. Petrosky
Affiant Signature

9-20-2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 20th day of September, 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