Karen Johnson Davidson County
Batch# 928910 DEEDQC
10/13/2022 09:16:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20221013-0112189

Commitment Number: 30085240
Seller's Loan Number: 3469868

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:
Andrew Parker Jones and **Heather Ann Jones**, 3604 Brush Hill Rd., Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
062-13-0-139.00

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.

Andrew Parker Jones and **Heather Ann Crabtree Jones nka Heather Ann Jones**, husband and wife, whose mailing address is **3604 Brush Hill Rd., Nashville, TN 37216**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Andrew Parker Jones** and **Heather Ann Jones**, husband and wife as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **3604 Brush Hill Rd., Nashville, TN 37216**, 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: 3604 Brush Hill Rd., Nashville, TN 37216

DERIVATION CLAUSE

BEING THE SAME PROPERTY CONVEYED TO ANDREW PARKER JONES AND HEATHER ANN CRABTREE JONES, HUSBAND AND WIFE FROM JANICE C. MICKLE, UNMARRIED, DATED 11/29/2021, RECORDED 12/01/2021, DEED INSTRUMENT # 20211201-0158909, COUNTY OF DAVIDSON, STATE OF TENNESSEE

Parcel ID: 062-13-0-139.00

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 October 4th, 2022:

Andrew Parker Jones

Heather Ann Crabtree Jones nka Heather Ann Jones

Heather Ann Crabtree Jones nka Heather Ann Jones

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 4, 2022 by **Andrew Parker Jones** and **Heather Ann Crabtree Jones nka Heather Ann Jones** who are personally known to me or have produced DL 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.

Notary Public

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

State of TN
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 is $_____.

Subscribed and sworn to before me

This 4th day of October, 2022.

Affiant

Parker Jones
Print Name

(Seal)

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

Notary Public

My commission expires:

March 3, 2025

Quentin Isabell
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF PENICK PROPERTY, OF RECORD IN PLAT BOOK 6200, PAGE 339, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO ANDREW PARKER JONES AND HEATHER ANN CRABTREE JONES, HUSBAND AND WIFE FROM JANICE C. MICKLE, UNMARRIED, DATED 11/29/2021, RECORDED 12/01/2021, DEED INSTRUMENT # 20211201-0158909, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Tennessee Certification of Electronic Document

I, Jaime L. Petrasky, 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 10-4-2022 (date of document).

Jaime L. Petrasky
Affiant Signature

10-12-2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 12th day of October, 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