Karen Johnson Davidson County
Batch# 935713 DEEDQC
10/31/2022 01:01:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20221031-0117417

Commitment Number: EMP-22004183

After Recording, Return To:

This instrument prepared by: John Windsor, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

New Property Owner/Mail Tax Statements To:
GLENN WEBB, II, 616 Oak Forest Lane, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 14906007600

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.

GLENN WEBB, II, unmarried who acquired title as a married man, whose mailing address is **616 Oak Forest Lane, Antioch, TN 37013**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **GLENN WEBB, II**, a unmarried man, hereinafter grantee, whose tax mailing address is **616 Oak Forest Lane, Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A Certain tract or parcel of land Davidson County, State of Tennessee Land in Davidson County, Tennessee, being Lot No. 121 on the Final Plat of Oakwood Subdivision, Phase One, of record in Plat Book 6900, Page 935, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to James A. McKee and wife, Teresa D. McKee by deed from David T. Kelley and Patricia J. Kelley, of record in Book 9106, Page 434, dated September 28, 1993, Registers Office for said County. The said James A. McKee died January 13, 2013.

Commonly known as: 616 Oak Forest Lane, Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a warranty deed recorded as instrument 20150310-0020211 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 14906007600

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 10-25, 2022:

Glenn Webb II

GLENN WEBB, II

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 25, 2022 by **GLENN WEBB, II** who is personally known to me or has produced Driver 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.

Tanya Stafford
Notary Public
Exp: 2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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 is $0.00

Subscribed and sworn to before me

This 25th day of October, 2022.

Affiant

Glenn Webb II
Print Name

(Seal)

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My commission expires:

2-14-2024

Tanya Stafford
Print Name

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Antioch, County of Davidson, State of TN, and is described as follows:

LOT NO. 121 ON THE FINAL PLAT OF OAKWOOD SUBDIVISION, PHASE ONE, OF RECORD IN PLAT BOOK 6900, PAGE 935, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being all that certain property conveyed from TERESA D. MCKEE, UNMARRIED to GLENN WEBB, II, A MARRIED MAN by the deed dated February 27, 2015 and recorded March 10, 2015 as Instrument Number 20150310-0020211, of official records.

APN: 149-06-0-076-00

Tennessee Certification of Electronic Document

I, Zyanna Acosta, 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 October 25, 2022 (date of document).

Affiant Signature

10/25/2022
Date

State of Florida

County of Brevard

Sworn to and subscribed before me this 25th day of October, 2022.

Heather A. Arato
Notary's Signature

MY COMMISSION EXPIRES: October 28, 2023

NOTARY'S SEAL

HEATHER ANNE ARATO
Commission # GG 926835
Expires October 28, 2023
Bonded Thru Budget Notary Services