Karen Johnson Davidson County
Batch# 944275 DEEDQC
11/23/2022 10:17:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20221123-0123915

Commitment Number: 30085803
Seller's Loan Number: 912200182

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:
ARMELLE MAXEY and GARY MAXEY, 609 Bloomfield Way, Brentwood, TN 37027

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 171 12 0A 011.00

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.

ARMELLE MAXEY FKA ARMELLE P MORTON, married, whose mailing address is **609 Bloomfield Way, Brentwood, TN 37027**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **ARMELLE MAXEY** and **GARY MAXEY**, a married couple, as joint tenants with right of survivorship, hereinafter grantee, whose tax mailing address is **609 Bloomfield Way, Brentwood, TN 37027**, 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: 609 Bloomfield Way, Brentwood, TN 37027

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20020124-0010130 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 171 12 0A 011.00

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 Nov 4th, 2022:

Armelle P. Maxey AKA Armelle P. Morton

ARMELLE MAXEY FKA
ARMELLE P MORTON

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on November 4, 2022 by **ARMELLE MAXEY** 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.

Quentin Isabell
Notary Public

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

State of Tennessee
County of Williamson

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 4th day of November, 2022.

Affiant

Armelle P. Maxey

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

Order No.: 30085803

LEGAL DESCRIPTION
EXHIBIT "A"

The following described property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 11 ON THE PLAN OF SECTION ONE ADDITION TO BRELAN PARK AT SADDLEWOOD, OF RECORD IN BOOK 7900, PAGE 788, REGISTER'S OFFICE FOR DIVISION COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF

BEING THE SAME PROPERTY CONVEYED TO ARMELLE P MORTON, WERE AS MARRIED AS HUSBAND AND WIFE FROM CHARLES B MORTON JR, DATED 01/07/2002, RECORDED 01/24/2002, DEED INSTRUMENT # 20020124-0010130, COUNTY OF DAVIDSON , STATE OF TENNESSEE.

Assessor's Parcel No: 171 12 0A 011.00

Tennessee Certification of Electronic Document

I, Aiden Mahon, 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 11-04-2022 (date of document).

Affiant Signature

11-8-22
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 8th day of November, 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