Karen Johnson Davidson County
Batch# 953179 DEEDQC
12/19/2022 12:36:30 PM 7 pgs
Fees: $38.00 Taxes: $490.89
20221219-0130990

File Number: ORG-387327

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, 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:
Grace Janoski Foy, 3124 Harborwood Dr., Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 108120B03100CO

QUITCLAIM DEED

Travis A. Foy and **Grace Janoski Foy, who acquired title as Grace D. Janoski**, now married to each other, hereinafter grantors, whose tax-mailing address is **Travis: 6741 Casa Bella Dr., Knoxville, TN 37918 / Grace: 3124 Harborwood Dr., Nashville, TN 37214**, for $132,672.00 (One Hundred Thirty Two Thousand Six Hundred Seventy Two Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Grace Janoski Foy**, a married woman, hereinafter grantee, whose tax mailing address is **3124 Harborwood Dr., Nashville, TN 37214**, 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 in Davidson County, State of Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Phase I-A, Section One, Harborview of record in Plat Book 6900, Page 583, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
APN: 108120B03100CO

Property Address is: 3124 Harborwood Dr., Nashville, TN 37214

DERIVATION CLAUSE

Being the same premises conveyed from Joyce E. Turner, Trustee U/A/D August 29, 2000 of the Joyce E. Turner Revocable Living Trust Agreement and any successors in Trust to Travis A. Foy and Grace D. Janoski in a deed dated 02/13/2015 and recorded date 02/18/2015 in Instrument Number 20150218-0013646 of the official records.

Parcel ID: 108120B03100CO

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 November 2, 2022.

Travis A. Foy

Travis A. Foy

STATE OF TN
COUNTY OF Anderson

The foregoing instrument was acknowledged before me on Nov. 2, 2022 by **Travis A. Foy** 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.

GINA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Notary Public

My Commission Expires: 04/07/2026

Executed by the undersigned on 6, December, 2022:

Grace Janoski Foy

Grace Janoski Foy

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 6th December, 2022 by **Grace Janoski Foy** 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

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: October 20,2026

State of TN
County of Anderson

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 $132,672.00

Subscribed and sworn to before me

This 2 day of NOV., 20 22.

GINA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

(Seal)

Affiant

Travis A. Foy
Print Name

Notary Public

My commission expires:
4/7/26

Gina Carter
Print Name

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 $132,672.00

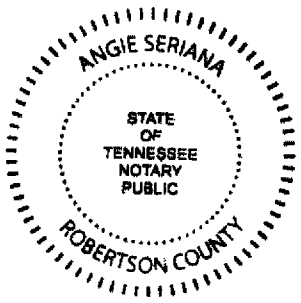
Subscribed and sworn to before me

This 6 day of December, 2022.

Grace Janoski Foy
Affiant

Grace Janoski Foy
Print Name

(Seal)



Notary Public

My commission expires:

October 20, 2026

Angie Seriana
Print Name

Tennessee Certification of Electronic Document

I, Alyssa Graham, 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 12/06/2022 (date of document).

Affiant Signature

12/06/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 06 day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954