Karen Johnson Davidson County
Batch# 953441 DEEDQC
12/20/2022 11:40:30 AM 7 pgs
Fees: $38.00 Taxes: $275.65
20221220-0131360

Commitment Number: 30110794
Seller's Loan Number: 0588143859

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:**
**JILL A. PAPPAS**, 709 Hayling Ct., Hermitage, TN 37076

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**064-16-0C-050-00**

## QUITCLAIM DEED

**JILL A. PAPPAS,** an unmarried woman, whose mailing address is **709 Hayling Ct., Hermitage, TN 37076,** and **ANDRONIKOS PAPPAS**, an unmarried man, whose mailing address is **26455 Kingsview Loop NE, Kingston, WA 98346,** a formerly married couple who are now divorced pursuant to the Decree filed in the Fourth Circuit Court of Davidson County, Tennessee at Nashville, Case No 22D1408, hereinafter grantors, for $74,500.00 (Seventy Four Thousand Five Hundred Dollars and Zero Cents) in consideration paid, grant and quitclaim to **JILL A. PAPPAS**, an unmarried woman, hereinafter grantee, whose tax mailing address is **709 Hayling Ct., Hermitage, TN 37076**, 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: 709 Hayling Ct., Hermitage, TN 37076**

## DERIVATION CLAUSE

**BEING THE SAME PROPERTY CONVEYED TO JILL A PAPPAS AND ANDRONIKOS PAPPAS, FROM JOSEPH CHRISTOPHER, DATED 05/07/2020, RECORDED 05/13/2020, DEED INSTRUMENT 20200513-0049688, BOOK, PAGE, COUNTY OF DAVIDSON, STATE OF TENNESSEE**

**Parcel ID: 064-16-0C-050-00**

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 Dec 13, 2022

Jill A. Pappas

**JILL A. PAPPAS**

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on Dec 13, 2022 by **JILL A. PAPPAS** who is personally known to me or has produced TN DRLIC 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

KELLY BAER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

**ANDRONIKOS PAPPAS**

STATE OF WA
COUNTY OF Kitsap

The foregoing instrument was acknowledged before me on Dec. 7, 2022 by **ANDRONIKOS PAPPAS** who is personally known to me or has produced TN 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.

Notary Public

LORI ANN DAMMEYER
Notary Public
State of Washington
Commission # 91143
My Comm. Expires Sep 6, 2026

State of WA
County of Kitsap

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 $74,500.00

Subscribed and sworn to before me

This 7th day of DECEMBER, 2022.

Affiant

ANDRONIKOS DIMITRI PAPAS
Print Name

(Seal)

Notary Public

My commission expires:

9-6-26

Lori Ann Dammeyer
Print Name

LORI ANN DAMMEYER
Notary Public
State of Washington
Commission # 91143
My Comm. Expires Sep 6, 2026

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 $74,500.00

Subscribed and sworn to before me

This 13 day of Dec, 2022.

Jill A Pappas
Affiant

JILL A PAPPAS
Print Name

(Seal)

Kelly Baer
Notary Public

My commission expires:
09/08/2025

KELLY BAER
Print Name

KELLY BAER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

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

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 88 ON THE PLAN OF SECTION TWO. WEMBLEY DOWNS R8 RESIDENTIAL P.U.D OF RECORD IN PLAT BOOK 7900, PAGE 363, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. SAID LOT NO. 88 FRONTS 39.22 FEET ON THE WESTERLY MARGIN OF HAYLING COURT AND EXTENDS BACK 102.71 FEET ON THE SOUTHERLINE LINE AND 95.83 FEET ON THE NORTHERLY LINE TO A BROKEN LINE IN THE REAR MEASURING 40.12 FEET THEREON. BEING THE SAME PROPERTY CONVEYED TO JILL A PAPPAS AND ANDRONIKOS PAPPAS, FROM JOSEPH CHRISTOPHER, DATED 05/07/2020, RECORDED 05/13/2020, DEED INSTRUMENT 20200513-0049688, BOOK, PAGE, COUNTY OF DAVIDSON, STATE OF TENNESSEE.**

**Tennessee Certification of Electronic Document**

I, Amy Cox, do hereby make oath that I am a licensed attorney and/or th 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 ar authenticated according to law on 12/07/2022 (date of document).

Affiant Signature

12/14/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 14 day of December, 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