Karen Johnson Davidson County
Batch# 959487 DEEDQC
01/10/2023 08:44:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230110-0001973

Commitment Number: 30173697
Seller's Loan Number: 105192182

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:
Marilyn Crutcher, 711 Ronnie Rd., Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 04203010400

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.

Marilyn Crutcher F/K/A Marilyn S. Bell, an unmarried person, whose mailing address is **711 Ronnie Rd., Madison, TN 37115**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Marilyn Crutcher**, unmarried, hereinafter grantee, whose tax mailing address is **711 Ronnie Rd., Madison, TN 37115**, 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: 711 Ronnie Rd., Madison, TN 37115

DERIVATION CLAUSE

BEING THE SAME PROPERTY CONVEYED TO MARILYN S. BELL FROM EVERETT KERSTEN AND JANE SOWELL KERSTEN, DATED 01/31/2000, RECORDED 02/02/2000, DEED INSTRUMENT # 200002020010820, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Parcel ID: 04203010400

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 January 2, 2023:

Marilyn Crutcher F/K/A Marilyn S. Bell

Marilyn Crutcher F/K/A Marilyn S. Bell

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 2, 2023 by **Marilyn Crutcher F/K/A Marilyn S. Bell** 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.

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Vanessa Cortner
Notary Public

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 2nd day of January, 2023.

Marilyn Crutcher
Affiant

Marilyn Crutcher
Print Name

(Seal)

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Vanessa Cortner
Notary Public

My commission expires:

05-07-2024

Vanessa Cortner
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 14 ON THE MAP OF CASTLE GROVE, SECTION TWO, AS OF RECORD IN BOOK 2900, PAGE 102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT FRONTS 139 FEET ON THE WESTERLY SIDE OF RONNIE ROAD AND RUNS BACK BETWEEN LINES 249.1 FEET ON THE NORTHERLY LINE AND 345.7 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, WHICH IS A BROKEN LINE, MEASURING 172.95 FEET THEREON. BEING THE SAME PROPERTY CONVEYED TO MARILYN S. BELL FROM EVERETT KERSTEN AND JANE SOWELL KERSTEN, DATED 01/31/2000, RECORDED 02/02/2000, DEED INSTRUMENT # 200002020010820, 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 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 01/02/2023 (date of document).

Affiant Signature

01/04/2023
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 04 day of December, 2023.

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