Karen Johnson Davidson County
Batch# 964047 DEEDQC
01/24/2023 01:42:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230124-0005486

Commitment Number: 28857525
Seller's Loan Number: 0578388407

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Alison Lindsay Hackney, 4832 SHASTA DR., OLD HICKORY, TN 37138

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 06509010400

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.

Alison Lindsay Hackney, F/K/A Alison L. McCollum, joined by spouse Charles Hackney, and **Pamela A. McCollum, single**, (daughter/mother), whose mailing address is **203 April Drive, Old Hickory, TN 37138**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Alison Lindsay Hackney, married**, hereinafter grantee, whose tax mailing address is **4832 SHASTA DR., OLD HICKORY, TN 37138**, 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: 4832 SHASTA DR., OLD HICKORY, TN 37138

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20130124-0007945 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 06509010400

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 20th day of January, 2023.

Alison Lindsay Hackney, F/K/A
Alison L. McCollum

Pamela A. McCollum

Charles Hackney

STATE OF Tennessee
COUNTY OF Davidson

BHATIKA BRADY
NOTARY PUBLIC
STATE OF TENNESSEE
HAMILTON COUNTY
MY COMMISSION EXPIRES MAY 26, 2025

The foregoing instrument was acknowledged before me on 20th day of January 2023 by **Alison Lindsay Hackney, F/K/A Alison L. McCollum** and **Pamela A. McCollum** and **Charles Hackney** who are personally known to me or have produced driver's license as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

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 20th day of January, 2023.

Pamela A. McCollum
Affiant

PAMELA A. McCOLLUM
Print Name

(Seal)



Shatika Brady
Notary Public

My commission expires:

5/25/2025

Shatika Brady
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

LOT NUMBER 362 ON THE PLAN OF SHERWOOD FORREST, SECTION 4, OF RECORD IN PLAT BOOK 4460 AT PAGES 182 AND 183, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PARCEL CONVEYED TO ALISON L. MCCOLLUM AND PAMELA A. MCCOLLUM FROM FV-I INC IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC, BY VIRTUE OF A DEED DATED 10/23/2012, RECORDED 1/24/2013, AS INSTRUMENT NO. 20130124-0007945 COUNTY OF DAVIDSON, STATE OF TENNESSEE

Assessor's Parcel No: 065 09 0 104.00

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 01/20/2023 (date of document).

Affiant Signature

01/24/2023
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 24 day of January, 2023.

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