Karen Johnson Davidson County
Batch# 1054847 DEEDQC
09/27/2023 03:58:30 PM 6 pgs
Fees: $33.00 Taxes: $969.40
20230927-0075991

PennyMac Loan Services, LLC. NMLS 35953
Loan Officer: Wesley Marsh. NMLS: 1901502

File No: 30380585

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Timothy Booker and **Donna Booker**, 5828 Seven Point Trace, Hermitage,, TN 37076

Tax Parcel Number: 075-12-0E-009-00

QUITCLAIM DEED

Robert Earl Booker and **Antonia B. Booker,** husband and wife, ("Grantor"), of **1400 Blossom Ct, Hermitage, TN 37076**, for and in consideration of $262,000.00 (Two Hundred Sixty Two Thousand Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims his/her/their interest to **Timothy Booker** and **Donna Booker,** husband and wife, as tenants by the entirety, ("Grantee"), whose tax mailing address is **5828 Seven Point Trace, Hermitage, TN 37076,** with quitclaim covenants, the following described real estate:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 23, ON THE PLAN OF BLOSSOM TRACE FIRST REVISION SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NUMBER 20010920-0101745 AND LATER CORRECTED IN INSTRUMENT NUMBER 20011025-0116872, IN THE REGISTER'S OFFICE OF

DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Commonly known as: 1400 Blossom Ct, Hermitage, TN 37076

The instrument constituting the source of Grantor's interest in the foregoing described property was a Warranty Deed recorded as Instrument No. 20161128-0124515 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 075-12-0E-009-00

As part of the consideration for this deed, grantee hereby assumes and agrees to pay the unpaid balance of principal and interest is the amount of $262,000.00 on a loan secured by a security deed from the grantor herein to MERS, Inc., as nominee for PennyMac Loan Services, LLC which deed is recorded as Instrument 20210120-0008501 of the deed records of Davidson County Tennessee State, and also hereby assumes the obligation of Robert Earl Booker under the terms of the instruments creating said loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or issuance of the indebtedness above mentioned. The holder of said security deed shall have the right to exercise he power of sale contained herein in the name of the original grantor, notwithstanding this or any other assumption of the mortgage debt.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on September 12, 2023:

Robert Earl Booker
Robert Earl Booker

Antonia B. Booker
Antonia B. Booker

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Robert Earl Booker** and **Antonia B. Booker**, personally known to me, or has produced TN Driver's License, ~~as~~ identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 12th day of September, 2023.

Notary Public

LESLIE ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/07/2024
DAVIDSON COUNTY

Executed by the undersigned on September 12, 2023:

Timothy Booker

Donna Booker

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Timothy Booker** and **Donna Booker**, personally known to me, or has produced TN Driver License/passport as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 12th day of September, 2023.

Notary Public

LESLIE ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/07/2024
DAVIDSON COUNTY

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 $262,000.00.

Affiant

Subscribed and sworn to before me on this the 12th day of September, 2023.

Notary Public

My Commission Expires: 5/7/2024

SEAL

LESLIE ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/07/2024
DAVIDSON COUNTY

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 09/12/2023 (date of document).

Affiant Signature

09/26/2023
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 26 day of SEPTEMBER, 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