AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 2890281

Karen Johnson Davidson County
Batch# 1062653 DEEDQC
10/19/2023 09:58:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20231019-0081967

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 075 11 0 256.00

QUITCLAIM DEED

THIS DEED made and entered into on this 16 day of October, 2023, by and between **Trina Manogue, an unmarried woman,** residing at 4300B Baton Rouge Drive, Hermitage, TN 37076, hereinafter referred to as Grantor(s) and **Trina Manogue, an unmarried woman, and Jesse Moolenaar, an unmarried man,** residing at 4300B Baton Rouge Drive, Hermitage, TN 37076, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

Being Lot No. 82B of Zone Division of Lots Lot 80 thru 101 and 103 thru 107, Rachel's Square, Sec. Two, Plat Book 6250, Page 542, Register's Office for DAVIDSON County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Property Address: 4300B Baton Rouge Drive, Hermitage, TN 37076

Being the same property as conveyed from Ronald A. Hickman and wife, Kristina J. Hickman to Trina Manogue, unmarried as set forth in Deed Instrument #20060824-0104417 dated 08/22/2006, recorded 08/24/2006, DAVIDSON County, TENNESSEE.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Trina Manogue

Trina Manogue

STATE OF Florida
COUNTY OF Palm Beach

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Trina Manogue**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Palm Beach, this 16 day of October, 2023.

Notary Public

My Commission expires: 10/01/2025

ANGELA NICHOLE CLARKE
Notary Public - State of Florida
Commission # HH 178582
My Comm. Expires Oct 1, 2025
Bonded through National Notary Assn.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Trina Manogue Jesse Moolenaar
Affiant

Print Name: Trina Manogue Jesse Moolenaar

STATE OF Florida
COUNTY OF Palm Beach

Subscribed and sworn to before me this 16 day of October, 2023.

Notary Public
My Commission Expires: 10/01/2025

ANGELA NICHOLE CLARKE
Notary Public - State of Florida
Commission # HH 178582
My Comm. Expires Oct 1, 2025
Bonded through National Notary Assn.

Name and address for person(s) responsible for taxes:

Trina Manogue and Jesse Moolenaar
4300B Baton Rouge Drive
Hermitage, TN 37076

Name and address of property owner:

Trina Manogue and Jesse Moolenaar
4300B Baton Rouge Drive
Hermitage, TN 37076

Tennessee Certification of Electronic Document

I, Trina Manogue, 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 _____ (date of document).

Trina Manogue
Affiant Signature

10-16-2023
Date

STATE OF Florida
COUNTY OF Palm Beach

Sworn to and subscribed before me this 16 day of October, 2023

Notary's Signature

My Commission Expires: 10/01/2025

NOTARY'S SEAL

ANGELA NICHOLE CLARKE
Notary Public - State of Florida
Commission # HH 178582
My Comm. Expires Oct 1, 2025
Bonded through National Notary Assn.

Exhibit A
Legal Description

Being Lot No. 82B of Zone Division of Lots Lot 80 thru 101 and 103 thru 107, Rachel's Square, Sec. Two, Plat Book 6250, Page 542, Register's Office for DAVIDSON County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

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Parcel ID: 075 11 0 256.00

Tennessee Certification of Electronic Document

I, Sophea Keo, 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 10/16/2023 (date of document).

Affiant Signature

10/18/2023
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 18 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: June 22, 2027

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Courtney Kern, Notary Public
Allegheny County
My Commission Expires June 22, 2027
Commission Number 1435416

2890281 DEED