Davidson County DEEDQC
Recvd: 08/17/17 15:45 6 pgs
Fees:32.00 Taxes:0.00
20170817-0084794

Commitment Number: 22522998
Seller's Loan Number: 3001015898

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

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

**New Property Owner/Mail Tax Statements To:**
**Eric C. Hamiter**, 7717 POPLAR RIDGE DR., NASHVILLE, TN 37221

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**141-06-0A-043.00-C**

## QUITCLAIM DEED

**Eric C. Hamiter, unmarried,** whose mailing address is **7717 POPLAR RIDGE DR., NASHVILLE, TN 37221** and **Amy Hamiter, unmarried**, whose mailing address is **525 DORAL COUNTRY DRIVE, NASHVILLE, TN 37221**, divorced from each other pursuant to a judgment of divorce filed in Davidson County, TN in case #17D-373, hereinafter grantors, for $28,725.00 (Twenty Eight Thousand Seven Hundred Twenty Five Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Eric C. Hamiter, unmarried**, hereinafter grantee, whose tax mailing address is **7717 POPLAR RIDGE DR., NASHVILLE, TN 37221**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**Situated in the City of Nashville, County of Davidson and State of Tennessee. Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Poplar Ridge, a Planned Unit Development, Section 4, of record in Plat Book 9700, page 119, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.**

**Being the same property conveyed to Eric C. Hamiter and wife Amy Hamiter from Erin**

# True Copy Certification

I, David Bagwell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

David Bagwell
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, David Bagwell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/27/2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

**Harley Yu and husband James Yu, dated 04/04/2006, recorded 04/10/2006, deed doc no. 20060410-0041307, County of Davidson, State of Tennessee.**
**Property Address is: 7717 POPLAR RIDGE DR., NASHVILLE, TN 37221**

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 July 26, 2017:

E. C. Hit

**Eric C. Hamiter**

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 26, 2017 by **Eric C. Hamiter** who is personally known to me or has produced drivers 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.

Notary Public

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 08, 2021

Executed by the undersigned on July 26th 2017

Amy Hamiter

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 26, 2017 by **Amy Hamiter** who is personally known to me or has produced Driver's 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.

Notary Public

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 08, 2021

State of Tenn.
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 or value of the property transferred, whichever is greater is $28,725 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 24 day of July, 2017.

E. C. H

Affiant

Eric C. Hamiter

Print Name

(Seal)

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 08, 2021

Notary Public

My commission expires:

3-8-2021

Gloria M. Jackson

Print Name