Karen Johnson Davidson County
Batch# 292705 DEEDQC
09/27/2019 02:19:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190927-0098669

Commitment Number: TN19100351

After Recording, Send To:

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. File Number: TN19100351.

New Property Owner/Mail Tax Statements To:
Bethany A. Hewitt, 4501 Elkins Ave., Nashville, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
091 16 0 075 00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Erik Hewitt, unmarried, hereinafter grantor, whose tax-mailing address is **810 Morrow Road, Nashville, TN 37209**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Bethany A. Hewitt**, unmarried, hereinafter grantee, whose tax mailing address is **4501 Elkins Ave., Nashville, TN 37209**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: Land in Davidson County, Tennessee, being the easterly part of Lot No. 402, Block 19, Charlotte Park Company's First Addition, of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee. Beginning at the southwest corner of Elkins, formerly Second Avenue, and 45th Avenue North, formerly 4th Street, running thence with the southerly margin of Elkins Avenue, West 50 feet; thence parallel with 45 th Avenue North, southerly 180 feet to an alley; thence with the northerly margin of said alley, easterly 50 feet to the westerly margin of 45th Avenue North; thence with the westerly margin of 45th Avenue North, northerly 180 feet to the beginning. Tax ID:# 091

16 0 075.00 Note: The Property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured. Being that parcel of land conveyed to Bethany A. Hewitt and Erik Hewitt, wife and husband from Robert A. Gross, unmarried, Robert A. Gross, Jr and Catherine M. Swezey, husband and wife by that deed dated 7/1/2016 and recorded 7/14/2016 in deed Instrument No. 20160714-0072061 of the Davidson County, TN public registry.
Property Address is: 4501 Elkins Ave., Nashville, TN 37209

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20160714-0072061 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 091 16 0 075 00

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 September 10th, 2019:

Erik Hewitt

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Sept. 10th, 2019 by **Erik Hewitt** 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.

Notary Public

TERISSA R. PENDERGRASS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2022

True Copy Certification

I, Cheryl L. Bowley, 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.

Signature

State of Virginia

County of Henrico

Personally appeared before me, Deborah Baldwin [Name of Notary], a notary public for this county and state, [~~name of person making~~ Cheryl L. Bowley certification] 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: 9/30/2019

Notary' Seal (if on paper)

DEBORAH M. BALDWIN NOTARY PUBLIC MY COMMISSION NUMBER 273779 COMMONWEALTH OF VIRGINIA