Karen Johnson Davidson County
Batch# 381731 DEEDQC
04/03/2020 12:07:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200403-0035965

File Number: 2054709R

After Recording Return To:
Avenue 365 Lender Services, LLC
401 Plymouth Road, Suite 420
Plymouth Meeting, PA 19462

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:
Christopher Nesmith and **Maria Bella Bontilao Nesmith**, 7005 Sugarplum Road, Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 181010A03700CO

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.

QUITCLAIM DEED

Christopher Nesmith married to **Maria Bella Bontilao Nesmith**, whose mailing address is **7005 Sugarplum Road, Nashville, TN 37211**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Christopher Nesmith** and **Maria Bella Bontilao Nesmith**, husband and wife, as tenants by the entireties, hereinafter grantees, whose tax mailing address is **7005 Sugarplum Road, Nashville, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS: A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 40 ON THE PLAN OF SECTION ONE, SUGAR VALLEY, OF RECORD IN BOOK 9700, PAGE 374 AS AMENDED IN BOOK 9700, PAGES 709 THROUGH 711, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PREMISES CONVEYED UNTO CHRISTOPHER NESMITH, BY VIRTUE OF WARRANTY DEED FROM DARBIE CHRISTINE SIMPSON, EXECUTRIX OF THE ESTATE OF SALLY K. CAMPBELL, WITH POWER OF SALE, DATED MAY 1, 2015, RECORDED MAY 5, 2015, IN INSTRUMENT: 20150505-0040975. PARCEL ID:

181010A03700CO FOR INFORMATIONAL PURPOSES ONLY: Commonly known as 7005 Sugarplum Road, Nashville, TN 37211
Property Address is: 7005 Sugarplum Road, Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20150505-0040975 recorded at Book _____, Page _____ in the Register's Office of Davidson County, Tennessee.

Parcel ID: 181010A03700CO

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 20 March, 2020:

Christopher Nesmith		**Maria Bella Bontilao Nesmith**

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 20 March, 2020 by **Christopher Nesmith** and ~~**Maria Bella Bontilao Nesmith.**~~ who are personally known to me or have produced T.N.D.L. 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.

Helen F Mackey
Notary Public

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 07-17-2023

Executed by the undersigned on 3/24, 2020:

Christopher Nesmith		**Maria Bella Bontilao Nesmith**

STATE OF CA
COUNTY OF San Diego

The foregoing instrument was acknowledged before me on 3/24/2020, 2020 by ~~**Christopher Nesmith**~~ and **Maria Bella Bontilao Nesmith.** who are personally known to me or have produced (MW) 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

MATTHEW WOLFF
COMM. #2310738
Notary Public - California
San Diego County
My Comm. Expires Oct. 27, 2023

NRO1 NRO1

VALUE AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

The actual **consideration or value**, whichever is greater, for this transfer is $ 0.00.

Christopher Nesmith
Affiant

Subscribed and sworn to before me this 20 day of March, 2020.

Notary Public

My Commission Expires: 07/17/2023

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 07-17-2023

True Copy Certification

I, ____Anthony Davis_____, 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 ___Pennsylvania_____

County of ____Montgonmery_____

Personally appeared before me, Shawnna Leigh Sorenson, a notary public for this county and state, Anthony Davis, 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: _____
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries