Karen Johnson Davidson County
Batch# 395844 DEEDQC
05/05/2020 02:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200505-0046932

File Number: 2051960R

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:
Adam Joseph Kerr and **Andrea Miller Kerr**, 1525 Preston Drive, Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
072 16 1E 001.00

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

Adam Joseph Kerr, f/k/a Adam Kerr and **Andrea Miller Kerr, f/k/a Andrea Miller, Husband and Wife,** whose mailing address is **1525 Preston Drive, Nashville, TN 37206,** hereinafter grantors, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Adam Joseph Kerr** and **Andrea Miller Kerr, Husband and Wife,** as tenants by the entireties, hereinafter grantees, whose tax mailing address is **1525 Preston Drive, Nashville, TN 37206**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A, ON THE PLAN OF PRESTON DRIVE COTTAGES A TOWNHOUSE PLANNED UNIT DEVELOPMENT, ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PRESTON DRIVE COTTAGES A TOWNHOUSE PLANNED UNIT DEVELOPMENT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20180924-0094637, IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT. BEING THE SAME PREMISES CONVEYED UNTO ADAM KERR, AN UNMARRIED MAN AND ANDREA MILLER, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY VIRTUE OF WARRANTY DEED FROM JACKSON VALLEY LAND PARTNERS, LLC, DATED JUNE 4, 2019, RECORDED JUNE 6, 2019, IN INSTRUMENT: 20190606-0054078.
Property Address is: 1525 Preston Drive, Nashville, TN 37206

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20190606-0054078 recorded at Book _____, Page _____ in the Register's Office of Davidson County, Tennessee.

Parcel ID: 072 16 1E 001.00

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 April 23, 2020:

Adam Joseph Kerr f/k/a Adam Kerr	Andrea Miller Kerr f/k/a Andrea Miller
Adam Joseph Kerr f/k/a Adam Kerr	**Andrea Miller Kerr f/k/a Andrea Miller**

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 4/23, 2020 by **Adam Joseph Kerr f/k/a Adam Kerr** and **Andrea Miller Kerr f/k/a Andrea Miller** who are personally known to me or have produced TN DL 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

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

State of Pennsylvania
County of Montgomery

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 $ 1.00 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 23rd day of April, 2020.

Affiant

Anthony Davis
Print Name

(Seal)

Notary Public

My commission expires:

SHAWNNA LEIGH SORENSON
Print Name

CTIC# _____

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

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