Karen Johnson Davidson County
Batch# 399623 DEEDQC
05/13/2020 12:30:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200513-0049683

This instrument prepared by:
First American Title Attn:
Recording Team
4795 Regent Blvd
Irving, Texas 75063
(866)-264-7799

File No.: **1081291LV**

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 04/10/2020, by and between **DEREK JOSEPH HAGERTY AND STEPHANIE ELIZABETH HAGERTY, HUSBAND AND WIFE WHO ACQUIRED TITLE AS DEREK HAGERTY, UNMARRIED AND STEPHANIE HOLZER, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, party of the first part, and **DEREK JOSEPH HAGERTY AND STEPHANIE ELIZABETH HAGERTY, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of **Nashville**, County of **Davidson**, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by **TRUSTEE'S QUITCLAIM DEED** of record in: Book **N/A**, Page No. **N/A** or Instrument No.: **20160504-0044219** in said Registor's office.

X The property is improved with an address of: **3411 WOODHAVEN DR, NASHVILLE, TENNESSEE 37204**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

DEREK JOSEPH HAGERTY

STEPHANIE ELIZABETH HAGERTY

STATE OF **TENNESSEE**

COUNTY OF Davidson

Personally appeared before me, Ann Stathos Donnell (name of notary public), Derek Joseph Hagerty & Stephanie Elizabeth Hagerty, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 04/10/2020.

Notary Public

My Commission Expires: 11/03/2020

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF **TENNESSEE**

COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $**0.00 Exempt per T.C.A. 67-4-409(a)(4).**.

Affiant

Subscribed and sworn to before me this the 4/10/2020.

Notary Public

My Commission Expires: 11/03/2020

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
11810014600

NAME AND ADDRESS OF A PROPERTY OWNER:
DEREK JOSEPH HAGERTY
3411 WOODHAVEN DR
NASHVILLE, TN 37204

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
DEREK JOSEPH HAGERTY
3411 WOODHAVEN DR
NASHVILLE, TN 37204

EXHIBIT 'A'

BEING LOT NO. 61 ON THE PLAN OF PART OF THE O.F. NOEL ESTATE, PLEASANT VALLEY, OF RECORD IN PLAT BOOK 1424, PAGE 63, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Being all of that certain property conveyed to DEREK HAGERTY, UNMARRIED AND STEPHANIE HOLZER, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP from JEANNE ANN BURTON, TRUSTEE, AS CHAPTER 7 TRUSTEE FOR DAVID VICTOR SURBER AND MELANIE JO SURBER, HUSBAND AND WIFE, by deed dated 05/02/2016 and recorded 05/04/2016 in Instrument Number 20160504-0044219 of official records.

APN:11810014600

True Copy Certification

I, Melony Witthaus, 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 Texas

Count of Dallas

Personally, appeared before me, Allyn Morgan, notary public for this county and state, appeared Melony Witthaus, 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: 05-10-2020

Notary Seal

ALLYN MORGAN
Notary Public, State of Texas
Comm. Expires 05-10-2020
Notary ID 13065766-2