Karen Johnson Davidson County
Batch# 419362 DEEDQC
06/18/2020 02:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200618-0064530

Commitment Number: 26274561
Seller's Loan Number: 7004282852

After Recording Return To:
ServiceLink, LLC
1400 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:
Nicholas J. Kruse and **Charles Robert Hughes**, 2556 SOMERSET DR., Nashville, TN 37217-3914

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
135-16-0A-091.00-C

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): 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.

Nicholas J. Kruse, married, whose mailing address is **2556 SOMERSET DR., Nashville, TN 37217-3914**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Nicholas J. Kruse** and **Charles Robert Hughes**, a married couple, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **2556 SOMERSET DR., Nashville, TN 37217-3914**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described property: Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Plan of Subdivision for Tracts 8, 9, &10 of Nashboro Village of record in Plat Book 5200, Page (s) 186 through 189, inclusive, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same parcel conveyed to Nicholas J. Kruse, a single person from Billy O.

Urfer II and Pamela J. Urfer, by virtue of a deed dated 02/01/2018, recorded 02/02/2018, in deed book , page , as instrument no. 20180202-0011029 county of Davidson, state of TN.
Assessor's Parcel No: 135-16-0A-091.00-C
Property Address is: 2556 SOMERSET DR., Nashville, TN 37217-3914

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20180202-0011029 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 135-16-0A-091.00-C

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 February 8th, 2020:

Nicholas J. Kruse

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 8th, 2020 by **Nicholas J. Kruse** 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.

Jana Drury
Notary Public

JANA DRURY
TENNESSEE NOTARY PUBLIC
My Comm Exp.
COUNTY OF DECEMBER 19, 2023

State of Tennessee
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 is $ 0.00 .

Subscribed and sworn to before me

This 6th day of February, 2020.



Affiant

Nicholas J. Kruse
Print Name

(Seal)

Jana Drury
Notary Public

My commission expires:

December 19th, 2023

Jana Drury
Print Name

True Copy Cerification

I, Amy Cox, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Amy Cox, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries