Karen Johnson Davidson County
Batch# 433527 DEEDQC
07/09/2020 09:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200709-0074433

Prepared by:
David Herrera
700 Airport Blvd, Suit 430
Burlingame, CA 94010

Commitment Number: 26865139
Seller's Loan Number: 1830041362

After Recording Return To:
ServiceLink
1355 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:
Aaron Joseph Kronz, 130 Academy Square, Nashville, TN 37210

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
093 11 0A 130.00

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.

Aaron Kronz A/K/A Aaron Joseph Kronz, a formerly unmarried man, joined by spouse **Morgan Maloney Kronz**, whose mailing address is **130 Academy Square, Nashville, TN 37210**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Aaron Joseph Kronz**, a married man, hereinafter grantee, whose tax mailing address is **130 Academy Square, Nashville, TN 37210**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot 130 as shown on the Map entitled Academy Square, of record in Plat Book 5200, page 614, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same parcel conveyed to Aaron Kronz from Jennifer L. Baker, by virtue of a deed dated 1/4/2018, recorded 1/9/2018, as instrument no. 20180109-0002688 County of Davidson, State of Tennessee. Assessor's Parcel No: 093 11 0A 130.00

Property Address is: 130 Academy Square, Nashville, TN 37210

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20180109-0002688 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 093 11 0A 130.00

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 May 17th, 2020:

Aaron Kronz A/K/A Aaron Joseph Kronz

Morgan Maloney Kronz

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 17th, 2020 by **Aaron Kronz A/K/A Aaron Joseph Kronz** and **Morgan Maloney Kronz** who are personally known to me or have produced Driver 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.

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

Notary Public

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 .

Subscribed and sworn to before me

This 17th day of May, 2020.



(Seal)

Affiant

Aaron Joseph Kronz
Print Name

Notary Public

My commission expires:

December 19th, 2023

Jana Drury
Print Name

True Copy Cerification

I, Jaimi Petrosky, 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.

Jaime Petrosky
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, Jaimi Petrosky, 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