Karen Johnson Davidson County
Batch# 440920 DEEDWARR
07/20/2020 04:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200720-0079604

Commitment Number: TN20101240

After Recording, Send To:
**BOSTON NATIONAL TITLE AGENCY**
**400 ROUSER RD**
**CORAOPOLIS, 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. File Number: TN20101240.

**New Property Owner/Mail Tax Statements To:**
**David K. Curtis**, 301 Westview Ave, Nashville, TN 37205

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**144 00 0 035.00**

## GENERAL WARRANTY DEED

Transfer for No consideration. This is a General Warranty Deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

**David K. Curtis**, married to **Dana Curtis**, hereinafter grantor, whose tax-mailing address is **301 Westview Ave, Nashville, TN 37205**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **David K. Curtis**, a married man, hereinafter grantee, whose tax mailing address is **301 Westview Ave, Nashville, TN 37205**, the following real property:

**Being a tract or Parcel of land located in Davidson County, Tennessee and described as follows: Beginning at an Iron pin found on the Southerly margin of Hillsboro Pike, also being the Northwest corner of the tract of land; thence leaving said right-of-way S 82° 25' 04" E 1017.88' to a concrete monument found; thence S 05° 29' 08" W 335.50' to an iron pin found; thence N 81° 11' 25" W 332.50' to an iron pin found; thence N 81° 26' 37" W 872.74' to an iron pin found on the Southerly margin of Hillsboro Pike; thence with said right-of-way N 38° 37' 35" E 157.23' to a point; thence with a curve to the left having an arc length of 201.78', a radius of 3044.54', a chord bearing and distance N 35° 17' 26" E 201.74' to the point of beginning. Containing an area of 359,548.05 square feet of 8.25 acres more or less, as per**

**survey of Timothy Mark Donlon, registered land surveyor in the state of Tennessee, License #2297, Dated February 23, 2018. Tax ID: 144 00 0 035.00**
**Property Address is: 5700 Hillsboro Pike, Nashville, TN 37215**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20180316-0024992 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 144 00 0 035.00

The real property described above is conveyed subject to general warranty covenants, 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.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 6 July, 2020:

David Curtis

**David K. Curtis**

Dana Curtis

**Dana Curtis**

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 6 July, 2020 by **David K. Curtis** and **Dana Curtis** who is personally known to me or has produced drivers 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.

NICOLE MARINA WATTS
STATE OF TENNESSEE NOTARY PUBLIC
7/9/2022
DAVIDSON COUNTY

Nicole Marina Watts
Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is **0.00**.

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **0.00**.

Subscribed and sworn to before me

This 10th day of July, 20 20.

David Curtis
Affiant

**DAVID K CURTIS**
Print Name

(Seal) NICOLE MARINA WATTS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Nicole Marina Watts
Notary Public

My commission expires:

7/9/2022

Nicole Marina Watts
Print Name

# True Copy Certification

I, BRADY HOWELL, 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 ALLEGHENY

Personally appeared before me, [Name of Notary] TRACY L SUTER, a notary public for this county and state, [name of person making certification] BRADY HOWELL 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: 10-24-21

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES