Karen Johnson Davidson County
Batch# 457378 DEEDQC
08/14/2020 11:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200814-0091288

File Number: 2078375R

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

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:
Brendon Pierson, III and **Ashlyn Pierson**, 2225 Pennington Avenue, Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
072 11 0 220.00

QUITCLAIM DEED

Exempt from recordation tax. Tenn. Code Sec. 67-4-409 (a)(3)(A)(i)

Brendon Pierson, III and **Ashlyn Pierson f/k/a Ashlyn Karan**, husband and wife, whose mailing address is **2225 Pennington Avenue, Nashville, TN 37216**, hereinafter grantors, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Brendon Pierson, III** and **Ashlyn Pierson**, husband and wife, as tenants by the entireties, hereinafter grantees, whose tax mailing address is **2225 Pennington Avenue, Nashville, TN 37216**, the following real property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 43 ON THE PLAN OF W.J. MYERS SUBDIVISION, OF CERTAIN LOTS IN MAXEY'S ADDITION TO BROWNSVILLE, AS OF RECORD IN BOOK 332, PAGE 66, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 43 FRONTS 50 FEET ON THE EASTERLY SIDE OF PENNINGTON AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PREMISES CONVEYED UNTO BRENDON PIERSON, III AND ASHLYN KARAN, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, BY VIRTUE OF WARRANTY DEED FROM JOHN OLAF HABERMAN AND VICTORIA HABERMAN, HUSBAND AND WIFE, DATED MAY 21, 2015, RECORDED MAY 26, 2015, IN INSTRUMENT: 20150526-0047871.

Property Address is: 2225 Pennington Avenue, Nashville, TN 37216

Executed by the undersigned on July 27th, 2020:

Brendon Pierson, III

Ashlyn Pierson f/k/a Ashlyn Karan

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July, 27, 2020 by **Brendon Pierson, III** and **Ashlyn Pierson f/k/a Ashlyn Karan** who are personally known to me or have produced Driver's 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.

Notary Public

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
9/6/2022

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 or value of the property transferred, whichever is greater is $ 0 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 27 day of July, 2020.

JAMES J. EVERETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Affiant

Brendon Pierson
Print Name

Notary Public

My commission expires:

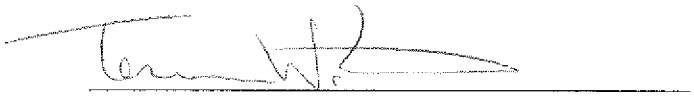
9/6/2022

James Everett
Print Name

CTIC# _____

True Copy Certification

I, ____Terence Watson_____, 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.

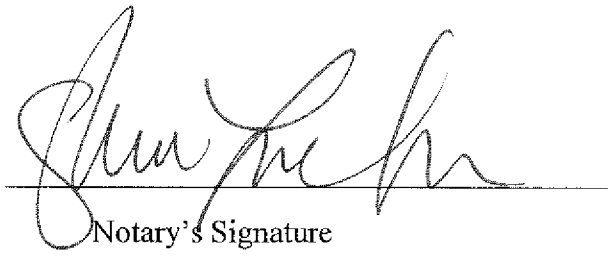


Signature

State of ___Pennsylvania_____

County of ____Montgonmery_____

Personally appeared before me, Shawnna Leigh Sorenson, a notary public for this county and state, Terence Watson, 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