Karen Johnson Davidson County
Batch# 458534 DEEDQC
08/17/2020 03:09:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200817-0092235

Commitment Number: 27036710
Seller's Loan Number: 103776662

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:
Gregory P. Breal, Jr. and Gregory P. Breal, Sr., 164 Rains Ave AKA 164 Rains Ave Unit A-B, Nashville, TN 37203

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
105-11-0-199-00

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.

Gregory P. Breal, Jr., an unmarried man and **Gregory P. Breal, Sr., A/K/A Gregory P. Breal**, a married man, (son/father), whose mailing address is **164 Rains Ave AKA 164 Rains Ave Unit A-B, Nashville, TN 37203**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Gregory P. Breal, Jr.**, an unmarried man, and **Gregory P. Breal, Sr.**, a married man, as tenants in common, hereinafter grantees, whose tax mailing address is **164 Rains Ave AKA 164 Rains Ave Unit A-B, Nashville, TN 37203**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 164 Rains Ave AKA 164 Rains Ave Unit A-B, Nashville, TN 37203

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20180601-0052193 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 105-11-0-199-00

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 7-3, 2020:

Gregory P Breal Jr.
Gregory P. Breal, Jr.

Gregory P Breal Sr AKA Gregory P Breal
Gregory P. Breal, Sr., A/K/A Gregory P. Breal

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 3 July, 2020 by **Gregory P. Breal, Jr.** and ~~**Gregory P. Breal, Sr., A/K/A Gregory P. Breal**~~ who are personally known to me or have produced DL 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

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of Mississippi }
County of Jackson }

Personally appeared before me, T**ara L. Boutoille, Notary Public**, the undersigned authority in and for the said county and state, on this **6th day of July, 2020,** within my jurisdiction, the within named **Gregory P. Breal, Sr. AKA Gregory P. Breal**, who acknowledged that he executed the above and foregoing instrument.

Tara L. Boutoille, Notary Public
State of Mississippi, Jackson County
My commission expires 8/27/2022



State of TN
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 3 day of July, 2020.

Gregory P Beal Jr.
Affiant

Gregory P. Beal Jr.
Print Name

Tonya Greer
Notary Public

(Seal)

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My commission expires:

6/19/21

Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 25 and the southerly 5 feet of Lot No. 23 on the Plan of E.T. Dumonts Property of record in Plat Book 547, Page 127, in the Register's Office for Davidson County, Tennessee. Said Lot No. 25 and part of Lot No. 23 front together 55 feet on the easterly side of Rains Avenue and extend back 150 feet between parallel lines to an alley. Being the same parcel conveyed to Gregory P. Breal, Jr and Gregory P. Breal from Joel McKellar, by virtue of a deed dated 5/29/2018, recorded 6/1/2020, as instrument no. 20180601-0052193 county of Davidson, state of Tennessee. Assessor's Parcel No: 105-11-0-199-00

True Copy Cerification

I, Jeanette Harper, 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.

Jeanette Harper
Signature

State of Pennsylvania
County of Allegheny

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

state, Jeanette Harper, 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