Karen Johnson Davidson County
Batch# 461812 DEEDQC
08/21/2020 12:34:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20200821-0094647

Commitment Number: 27174232
Seller's Loan Number: 7005643174

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:
Brian Hochradel and **Brittany Hochradel**, 2412 N 16TH A, NASHVILLE, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
072 14 4O 001.00

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.

Brian Hochradel and **Brittany Hochradel, husband and wife**, and **Daniel C. Hochradel II** and **Lynn M. Hochradel, husband and wife**, whose mailing address is **735 Montegut New Orleans, LA 70117**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Brian Hochradel** and **Brittany Hochradel, husband and wife**, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **2412 N 16TH A, NASHVILLE, TN 37206**, 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: 2412 N 16TH A, NASHVILLE, TN 37206

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20190603-0052669 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 072 14 4O 001.00

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 August 5, 2020:

Brian Hochradel

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 5, 2020 by **Brian Hochradel** who is personally known to me or has produced TX Driver Lic 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.

Ella K. Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Brittany Hochradel

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 5, 2020 by **Brittany Hochradel** who is personally known to me or has produced TN Driver Lic 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.

Ella K Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Daniel C. Hochradel II

STATE OF Louisiana
COUNTY OF Orleans

The foregoing instrument was acknowledged before me on 05 August, 2020 by **Daniel C. Hochradel II** who is personally known to me or has produced Drugs 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.

Notary Public
Renee Beech Smith
128959

STATE OF LOUISIANA
ID NO. 128959
NOTARY PUBLIC
RENEE BEECH SMITH

Lynn M. Hochradel

Lynn M. Hochradel

STATE OF Louisiana
COUNTY OF Orleans

The foregoing instrument was acknowledged before me on 05 August, 2020 by **Lynn M. Hochradel** who is personally known to me or has produced Texas 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.

Notary Public
Renee Beech Smith
128959



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 5 day of August, 2020.

Affiant

BRIAN HOCHRADEL
Brittany Hochradel
Print Name

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

(Seal)

Ella K. Butler
Notary Public

My commission expires:

09/07/2020

Ella K. Butler
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Unit A of the homes at 2412 North 16th street as shown in the declaration of covenants, conditions, and restrictions for homes at 2412 north 16th street, a horizontal property regime with private elements and no general common elements of record in instrument #201711280121381, Register's office for County, Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

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, Lissette 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