Karen Johnson Davidson County
Batch# 470716 DEEDQC
09/04/2020 09:27:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200904-0101140

File Number: OS3300-20026691

After Recording, Send To:
TITLE 365
345 Rouser Road, Bldg 5, Ste 300
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.

New Property Owner/Mail Tax Statements To:
Calvin Hardison and **Marilyn I. Davis**, 928 CAROLYN AVE, Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
072-09-0-338.00

QUITCLAIM DEED

Calvin Hardison, Surviving Spouse, hereinafter grantor, whose tax-mailing address is **928 CAROLYN AVE, Nashville, TN 37216**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Calvin Hardison and Marilyn I Davis as joint tenants**, hereinafter grantees, whose tax mailing address is **928 CAROLYN AVE, Nashville, TN 37216**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 100 on the Map of Irvington, as of record in Book 843, Page 60, Register's Office for Davidson County, Tennessee. Said lot fronts 60 feet on the South side of Carolyn Avenue and runs back between parallel lines, 170.5 feet to a dead line. Being the same property conveyed from Betty Davis Wade, now known as Betty Davis Wade Hardison to Betty Hardison and husband, Calvin Hardison, as tenants by entirety by deed dated October 6, 1994 and recorded October 13, 1994 in Instrument No., 99623. APN: 072-09-0-338.00
Property Address is: 928 CAROLYN AVE, Nashville, TN 37216

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a _____ recorded at Book _____, Page _____ in the Register's Office of Davidson County, Tennessee.

Parcel ID: 072-09-0-338.00

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 8-30-2020, 2020:

Calvin Hardison

Calvin Hardison

STATE OF _____
COUNTY OF _____

See attached SMA 08.30.2020

The foregoing instrument was acknowledged before me on _____, 2020 by **Calvin Hardison** who is personally known to me or has produced _____ 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

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Bernardino

On 08·30·, 2020 before me, S.M. Amoretty, notary public (insert name and title of the officer) personally appeared Calvin Hardison, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

NCC1 S. M. AMORETTY Commission No. 2277754 NOTARY PUBLIC-CALIFORNIA SAN BERNARDINO COUNTY My Comm. Expires MARCH 16, 2023 NCC1

State of California
County of San Bernardino

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 30 day of Aug, 2020

Calvin Hardison
Affiant

CALVIN HARDISON
Print Name

(Seal)

SMA
08.30.2020
Notary Public

My commission expires:

Print Name

CTIC#

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California, County of San Bernardino
Subscribed and sworn to (or affirmed) before me on this 30th day of August, 2020 by Calvin Hardison proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____ (seal)

NCC1 S. M. AMORETTY Commission No. 2277754 NOTARY PUBLIC-CALIFORNIA SAN BERNARDINO COUNTY My Comm. Expires MARCH 16, 2023 NCC1

202009040101140

Tennessee Certification of Electronic Document

I, Auburn R Carnegie, 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.

Signer's Name

Signature

State of PA

County of Allegheny

Personally appeared before me, Jennifer L. Lander, a notary public for this county and state, Auburn R Carnegie, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
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