Karen Johnson Davidson County
Batch# 481047 DEEDQC
09/22/2020 02:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200922-0108726

Commitment Number: RIN20003906

After Recording, Send To: Liberty Title & Escrow Co.
275 West Natick Road
Suite 1000
Warwick, RI 02886

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:
Zachary Patrick Izzard and **Charissa Izzard**, 4363 Stone Hall Blvd, Hermitage, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
085 04 0A 513.00

QUITCLAIM DEED

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

Zachary Patrick Izzard, married to grantee, whose mailing address is **4363 Stone Hall Blvd, Hermitage, TN 37076**, hereinafter grantor, for $1.00 (One dollar) in consideration paid grants and quitclaims to **Zachary Patrick Izzard** and **Charissa Izzard**, husband and wife, hereinafter grantees, whose tax mailing address is **4363 Stone Hall Blvd, Hermitage, TN 37076**, the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 513, on the plan of FINAL PLAT THE RESERVE AT STONE HALL (FORMERLY EVERSONG AT RAVENWOOD) PHASE 2, SECTION 2 PLANNED UNIT DEVELOPMENT, as shown on plat of record in Instrument 20190211-0012587, in the Register's Office, Davidson County, state of Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property as conveyed from Meritage Homes of Tennessee, Inc., an Arizona Corporation to Zachary Patrick Izzard, dated July 26, 2019 and recorded on August 01, 2019 in Instrument No. 20190801-0076247, Davidson County records.

Tax Parcel # 085 04 0A 513.00
Property Address is: 4363 Stone Hall Blvd, Hermitage, TN 37076

Executed by the undersigned on September 16th, 2020:

Zachary Patrick Izzard

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 16 Sept, 2020 by **Zachary Patrick Izzard** 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

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 or value of the property transferred, whichever is greater is $ 1.00 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 21 day of Sept, 2020.

Affiant

Print Name

(Seal)

NICOLE MARINA WATTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:

7/9/2022

Print Name

CTIC# _____

True Copy Certification

I, Rebecca Horton, 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.

Rebecca Horton

Signature

State of RI

County of Kent

Personally appeared before me, Nicholas F. Iarocci, a notary public for this county and state, Rebecca Horton 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: 6/26/22

Notary' Seal (if on paper)

NICHOLAS F. IAROCCI
Notary Public-State of Rhode Island
My Commission Expires
June 26, 2022