Karen Johnson Davidson County
Batch# 484648 DEEDQC
09/28/2020 01:07:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200928-0111375

File Number: OS3300-20053175

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:
John Dylan Lott and **Alicia Maurino Ayers**, 1011 CHICAMAUGA AVE., NASHVILLE, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
083-05-0-064-02

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

John Dylan Lott and **Alicia Maurino Ayers**, now married, hereinafter grantors, whose tax-mailing address is **1011 CHICAMAUGA AVE., NASHVILLE, TN 37206**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **John Dylan Lott** and **Alicia Maurino Ayers**, husband and wife, hereinafter grantees, whose tax mailing address is **1011 CHICAMAUGA AVE., NASHVILLE, TN 37206**, 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 Easterly 50 feet of the Southerly 150 feet of Lot No. 157 on the Plan of Stratton & Seymour's Addition To Edgefield now East Nashville of record in Plat Book 57, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said part of Lot No. 57 fronts 50 feet on the Northerly side of Chicamauga Avenue and runs back between parallel lines 150 feet to an alley, which was established and shown on the plan of record in Book 332, Page

63, Register's Office of Davidson county, Tennessee. Being the same property conveyed from Ryan H. Pruitt and wife, Kelly R. Pruitt to John Dylan Lott, a single man, and Alicia Maurino Ayers, a single woman by Warranty Deed dated May 28, 2019 and recorded June 3, 2019 in Instrument Number: 20190603-0052322. APN: 083-05-0-064-02
Property Address is: 1011 CHICAMAUGA AVE., NASHVILLE, TN 37206

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 2019.603.52322 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 083-05-0-064-02

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 21 Sep, 2020:

John Dylan Lott

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 21 Sep, 2020 by **John Dylan Lott** who is personally known to me or has produced TN DL 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 Ex 11.17.2020

CHERYL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Executed by the undersigned on 21 Sep, 2020:

Alicia Maurino Ayers

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 21 Sep, 2020 by **Alicia Maurino Ayers** who is personally known to me or has produced TN DL 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 Ex 11.17.2020

CHERYL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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 $_____ 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 Sep, 2020.

Affiant

John Dylan Lott
Print Name

(Seal)

CHERYL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My commission expires:

11.17.2020

Cheryl L moore
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Auburn R Carnegie, 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.

Signature

State of PA

County of Allegheny

Personally appeared before me, Jennifer L. Lander, a notary public for this county and state,
Notary's Name

Auburn R Carnegie, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Jennifer L Lander
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).

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