Karen Johnson Davidson County
Batch# 497681 DEEDQC
10/16/2020 03:57:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201016-0120965

Commitment Number: 27291069
Seller's Loan Number: REA0000089716

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:
Jordan I. Gallardo and **Karlee Gallardo**, 5814 Brentwood Trce., Brentwood, TN 37027

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
160-14-0B-110-00

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.

Jordan I. Gallardo and **Karlee Gallardo, F/K/A Karlee R. Beld, husband and wife**, whose mailing address is **5814 Brentwood Trce., Brentwood, TN 37027**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Jordan I. Gallardo** and **Karlee Gallardo, husband and wife**, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **5814 Brentwood Trce., Brentwood, TN 37027**, 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: 5814 Brentwood Trce., Brentwood, TN 37027

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

deed recorded at 20180409-0032883 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 160-14-0B-110-00

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 19th, 2020:

Jordan I. Gallardo

Karlee Gallardo FKA Karlee R. Beld

Karlee Gallardo, F/K/A Karlee R. Beld

STATE OF TN
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on August 19th, 2020 by **Jordan I. Gallardo** and **Karlee Gallardo, F/K/A Karlee R. Beld** who are personally known to me or have produced Drivers License 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.

Kimberly L. Chambers
Notary Public

KIMBERLY L CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Commission Exp 1-25-2023

State of TN
County of Williamson

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 19th day of August, 2020.

Affiant

Jordan I Gallardo
Print Name

(Seal)

KIMBERLY L CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My commission expires:
1-25-2023

EXHIBIT A
(LEGAL DESCRIPTION)

Being Unit No. 5814 in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on plat of Brentwood Trace Condominiums, recorded in Book 5200, Page 219, as revised in Book 5200, Page 230, and Book 5200, Page 261, Register's Office for said County, and described in a Master Deed recorded in Book 5524, Page 415, amended in Book 5545, Page 510, said Register's Office. Being the same parcel conveyed to Jordan I. Gallardo, unmarried and Karlee R. Beld from Stephanie L. Paris, by virtue of a deed dated 4/5/2018, recorded 4/9/2018, as instrument no. 20180409-0032883 county of Davidson, state of Tennessee.

True Copy Cerification

I, Dona Bajet, 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.

Dona Bajet
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, Dona Bajet, 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