Karen Johnson Davidson County
Batch# 511389 DEEDQC
11/09/2020 11:06:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20201109-0131234

File Number: OS3300-20069677

After Recording, Send To:

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:
Kayla M. Hill, 8257 BOONE TRCE NASHVILLE, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 126150B19100CO

QUITCLAIM DEED

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

Kayla M. Hill who acquired title as Kayla L. Murphy, now married to **John Francis Palmer Hill III**, hereinafter grantor, whose tax-mailing address is **8257 BOONE TRCE NASHVILLE, TN 37221**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Kayla M. Hill**, married woman, hereinafter grantee, whose tax mailing address is **8257 BOONE TRCE NASHVILLE, TN 37221**, 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. 23 on the Plan of Section Two, Lexington Point Subdivision of record in Plat at Instrument No. 20010515-0049954, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same property conveyed from Marlene E Key an unmarried person to Kayla L. Murphy by Warranty Deed dated January 2, 2015 and recorded January 6, 2015 in Instrument Number 20150106-0001302. APN: 126150B19100CO

Property Address is: 8257 BOONE TRCE, NASHVILLE, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument Number 20150106-0001302 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 126150B19100CO

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 October 30, 2020:

Kayla M Hill

Kayla M. Hill

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 30, 2020 by **Kayla M. Hill** 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.

Notary Public 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Executed by the undersigned on October 30, 2020:

John F Hill III

John Francis Palmer Hill III

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 30, 2020 by **John Francis Palmer Hill III** 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.

Notary Public 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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 $0.00 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 30th day of October, 2020.

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

John Francis Palmer III
Affiant

John Francis Palmer III
Print Name

Notary Public

My commission expires:

11-6-2023

Anne Collins
Print Name

CTIC# N/A

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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