Karen Johnson Davidson County
Batch# 514292 DEEDQC
11/12/2020 09:02:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20201112-0132968

Commitment Number: 27116142

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:
Thaddeus Allen Keim, 2814 22nd Ave. S, Nashville, TN 37215

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
117-02-0-200

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.

Thaddeus Allen Keim, an unmarried man and **Allen Leland Keim, an unmarried man**, (son/father), whose mailing address is **2814 22nd Ave. S, Nashville, TN 37215**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Thaddeus Allen Keim, an unmarried man**, hereinafter grantee, whose tax mailing address is **2814 22nd Ave. S, Nashville, TN 37215**, 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: 2814 22nd Ave. S, Nashville, TN 37215

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20170901-0090294 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 117-02-0-200

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 July 25, 2020:

Thaddeus Allen Keim

~~Allen Leland Keim~~

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July, 2020 by **Thaddeus Allen Keim** and ~~**Allen Leland Keim**~~ who are personally ~~known~~ to me or have produced TN Driver Lic 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.

Ella K Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

for Clarity Seal Reads:
Ella K. Butler
State of Tennessee
Notary Public
Davidson County, Tenn.

My Commission Expires
09/07/2020

Parcel ID: 117-02-0-200

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 July 29th, ~~2020~~.

~~**Thaddeus Allen Keim**~~

Allen Leland Keim

STATE OF California
COUNTY OF Santa Clara

The foregoing instrument was acknowledged before me on July 29th, 2020 by ~~**Thaddeus Allen Keim**~~ and **Allen Leland Keim** who are personally known to me or have produced CA DL 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.

Notary Public

SHARZAD TOHKI
COMM #2315488
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Exp. Dec. 13, 2023

for Clarity Seal Reads:
Sharzad Tohki
Comm. # 2315488
Notary Public · California
Alameda County
My Comm. Exp. Dec. 13, 2023

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 is $0.00.

Subscribed and sworn to before me

This 25 day of July, 2020.

Affiant

Thaddeus Allen Keck
Print Name

(Seal)

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Ella K. Butler
Notary Public

My commission expires:
09/07/2020

Ella K. Butler
Print Name

For clarity Seal Reads:
Ella K. Butler
State of Tennessee
Notary Public
Davidson County, Tenn.

State of California
County of Santa Clara

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 29 day of July, 2020.

Allen Leland Keim
Affiant

ALLEN LELAND KEIM
Print Name

(Seal)

Notary Public

My commission expires:

Dec. 13th 2023

Sharzad Tohki
Print Name

* SHARZAD TOHKI
COMM. #2315488
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Exp. Dec. 13, 2023

* for Clerity Seal Reads
Sharzad Tohki
Comm. # 2315488
Notary Public- California
Alameda County
My Comm. Exp. Dec. 13, 2023

EXHIBIT A
(LEGAL DESCRIPTION)

Situated in the county of Davidson, state of Tennessee. Being Lot No. 28, Sec. 2 and 3, on the Plan of W. V. Davidson's Hillsboro Highlands of record in Book 843, Page 23, Register's Office for said county. Said Lot No. 28 fronts 80 feet on the easterly side of 22nd Avenue South and extends back between parallel lines 165 feet to a dead line in the rear. Being the same parcel conveyed to Thaddeus Allen Keim and Allen Leland Keim from Thomas L. McCurley, also known as Thomas L. McCurley III, and Nancy N. McCurley, by virtue of a deed dated 08/30/2017, recorded 09/01/2017, as instrument no. 20170901-0090294 county of Davidson, state of Tennessee. Assessor's Parcel No: 117-02-0-200

True Copy Cerification

I, Wendy Martin, 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.

Wendy Martin
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, Wendy Martin, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lissette Anne Moree
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