Karen Johnson Davidson County
Batch# 515228 DEEDQC
11/12/2020 11:12:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20201112-0133281

File Number: OS3300-20066833

After Recording, Send To:
Title365/ Recording Department
345 Rouser Rd., Bldg 5, Suite 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:
CHRISTOPHER STRAND, 1331 PAWNEE TRL., MADISON, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
053-14-0-095-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(3)(E): pursuant to divorce

Christopher Strand and **Stephanie Strand**, now divorced, hereinafter grantors, whose tax-mailing address is **1331 PAWNEE TRL., MADISON, TN 37115**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Christopher Strand**, an unmarried man, hereinafter grantee, whose tax mailing address is **1331 PAWNEE TRL., MADISON, TN 37115**, 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 MADISON, County of Davidson, State of TN, and is described as follows: Tract No. 1: Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Map of Nawakwa Hills, as of record in Book 843, Pages 36 and 37, said Register's Office. Tract No. 2: Land in Davidson County, Tennessee, being Lot 2-A on the unrecorded Map of Nawakwa Hills River Front Section, being a subdivision of the northeasterly part of a 29.79 acre tract in the original plan of Nawakwa Hills, described according to a survey made by Ewell Anderson, Surveyor, August 1945, as follows: Beginning at a white oak at the northwest corner of Broadway of Nawakwa, said point being the southeasterly corner of Lot No. 3-A on said plan; thence north 65 degrees east 380 feet to the low water mark of the Cumberland River; thence with the low water mark of said

Cumberland River south 42 degrees east 680 feet; thence south 10 degrees west 100 feet to the northeastern boundary line of the Nawakwa Hills Subdivision, a plan of which is of record in Book 843, Pages 36 and 37, Register's Office for said County; thence with said boundary line North 54 degrees 30 minutes west 600 feet to the northeast corner of Lot No. 1-A on said Nawakwa Hills River Front Section; thence with the northern boundary line of said Lot No. 1-A northwesterly 230 feet, more or less, to the northeast corner of said Broadway of Nawakwa; thence with the northern boundary line of said Broadway of Nawakwa, northwesterly 75 feet to the beginning. Description is the same as in the previous deed of record. Being the same property conveyed from Martha Ann Hawkins, unmarried to Christopher Strand and Stephanie Strand by Warranty Deed dated June 15, 2007 and recorded June 18, 2007 in Instrument Number 20070618-0072677. APN: 053-14-0-095-00 Property Address is: 1331 PAWNEE TRL., MADISON, TN 37115

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument Number 20070618-0072677 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 053-14-0-095-00

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 November 2, 2020:

Christopher Strand

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on November 2, 2020 by **Christopher Strand** who is personally known to me or has produced TN 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
Richard W. Ring

RICHARD W. RING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Executed by the undersigned on november 2, 2020:

"This deed acknowledges full compliance with all of the terms and conditions and any property settlement agreement related to the final decree in Wilson County District Court, Case Number: 2013-DC-371 relating to subject premises. Grantor Stephanie Strand acknowledges that no money or other consideration is owed to her for this real property."

Stephanie Strand Garrett
Stephanie Strand

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on november 2, 2020 by **Stephanie Strand** who is personally known to me or has produced TN Drivers Lic 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.

Richard W. Ring
Notary Public
Richard W. Ring

RICHARD W. RING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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 2 day of November, 2020.

Stephanie Strand Jarrett
Christopher Strand
Affiant

Christopher Strand
Print Name

Stephanie Strand Jarrett

Richard W. Ring
Notary Public

RICHARD W. RING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
(Seal)

My commission expires:

08/30/21

Richard W. Ring
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Jennifer Lander, 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.

Jennifer Lander
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Autumn R Carnegie, a notary public for this county and
Notary's Name

state, Jennifer Lander, who acknowledges that this certification of an electronic
Signer's Name

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

Autumn R Carnegie
Notary Signature
Autumn R Carnegie

MY COMMISSION EXPIRES: 06/06/2020

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

(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).