Karen Johnson Davidson County
Batch# 549072 DEEDQC
01/07/2021 08:37:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210107-0003062

File Number: OS3220-20014363

After Recording, Send To:

TITLE 365
345 Rouser Road, 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:
Richard M. Sullivan and **Edwin Trent Hardville**, 1301 Newman Ave., Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
061-15-0-282-00

QUITCLAIM DEED

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

Richard M. Sullivan, now married, hereinafter grantor, whose tax-mailing address is **1301 Newman Ave., Nashville, TN 37216**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Richard M. Sullivan** and **Edwin Trent Hardville**, married, as joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is **1301 Newman Ave., Nashville, TN 37216**, 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: BEING Lot No. 85, on the Plan of M. N. Young's Inglewood Annex, a resubdivision of Lots 1, 2, 3, and 4 of Williams 31 Acre Tract, of record in Book 547, Page 197, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Being the same property conveyed from Lonnie Russell Rowland and wife, Sally Ruth Rowland to Richard M. Sullivan, unmarried by Warranty Deed dated July 27, 2001 and recorded August 3, 2001 at Instrument Number: 20010803-0082951. APN: 061-15-0-282-00

Property Address is: 1301 Newman Ave., Nashville, TN 37216

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument Number: 20010803-0082951 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 061-15-0-282-00

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 12/8, 2020:

Richard M Sullivan

Richard M. Sullivan

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on 12/8, 2020 by **Richard M. Sullivan** who is personally known to me or has produced 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.

Notary Public

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires
Expiry:03/7/23

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 $ 1.00 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 8 day of DEC, 2020.

Richard M Sullivan
Affiant

Richard M Sullivan
Print Name

(Seal)

Notary Public

My commission expires:

3/7/23

MARK GROLL
Print Name

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

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).

SA0241
00569731