Karen Johnson Davidson County
Batch# 553999 DEEDWARR
01/14/2021 09:34:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210114-0006328

File Number: OS3300-20077010

After Recording, Send To:

TITLE 365
345 Rouser Road, Bldg 5, Ste 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:
Matthew S. Hallam and **Corina Marie Hallam**, 3304 TINNEY PL., NASHVILLE, TN 37217

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
136-05-0A-133-00

QUITCLAIM DEED

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

Matthew S. Hallam, now married to **Corina Marie Hallam**, hereinafter grantor, whose tax-mailing address is **3304 TINNEY PL., NASHVILLE, TN 37217**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Matthew S. Hallam** and **Corina Marie Hallam**, husband and wife, hereinafter grantees, whose tax mailing address is **3304 TINNEY PL., NASHVILLE, TN 37217**, 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. 88, as shown on The Enclave at Bayview Estates (formerly known as Bayview Estates), Phase Five, of record in Instrument No. 20040325-0033733, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same property conveyed from Jessica Morris, unmarried and Matthew S. Hallam, unmarried to Matthew S. Hallam, an unmarried man by Quit Claim Deed dated September 9, 2008 and recorded September 10, 2008 in Instrument Number #20080910-0092609. APN: 136-05-0A-133-00

Property Address is: 3304 TINNEY PL., NASHVILLE, TN 37217

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20080910-0092609 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 136-05-0A-133-00

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 January 7, 2021.

Matthew S. Hallam

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 7, 2021 by **Matthew S. Hallam** 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

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/15/2021
RUTHERFORD COUNTY

Executed by the undersigned on January 7, 2021:

Corina Marie Hallam

Corina Marie Hallam

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 7, 2021 by **Corina Marie Hallam** 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.

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/15/2021
RUTHERFORD COUNTY

Quentin Isabell
Notary Public

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 7th day of January, 2021.

Affiant

MATTHEW S HALLAM
Print Name

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/15/2021
RUTHERFORD COUNTY

Notary Public

My commission expires:

May 15, 2021

Quentin Isabell
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).

SA0241
00569731