Karen Johnson Davidson County
Batch# 557510 DEEDWARR
01/20/2021 12:41:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210120-0008632

Commitment Number: TN20101735

After Recording, Send To:

BOSTON NATIONAL TITLE AGENCY
400 ROUSER ROAD BUILDING 2
MOON TWP 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. File Number: TN20101735 .

New Property Owner/Mail Tax Statements To:
Scott Davis Gallisdorfer and **Mary Argentine Adams Cooper**, 2708 Westwood Ave., Nashville, TN 37212

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
104-15-0-297-00

GENERAL WARRANTY DEED

Scott Davis Gallisdorfer and **Mary Argentine Adams Cooper**, husband and wife, who acquired title as **Scott Davis Gallisdorfer**, a single person and **Mary Argentine Adams Cooper**, a single person, as tenants in common with the right of survivorship, hereinafter grantors, whose tax-mailing address is **2708 Westwood Ave., Nashville, TN 37212**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **Scott Davis Gallisdorfer** and **Mary Argentine Adams Cooper**, husband and wife as tenants in common with the right of survivorship, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **2708 Westwood Ave., Nashville, TN 37212**, the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 50 FEET OF THE SOUTHERLY ONE-HALF OF LOT NO. 34 ON THE PLAN OF BELAIR OF RECORD IN PLAT BOOK 332, PAGE 6, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION

OF THE PROPERTY. SAID PORTION OF LOT NO. 34 FRONTS 50 FEET ON THE NORTHERLY MARGIN OF WESTWOOD AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES A DISTANCE OF 192 FEET TO A DEAD LINE IN THE REAR.
Property Address is: 2708 Westwood Ave., Nashville, TN 37212

DERIVATION CLAUSE

Prior Instrument Reference: 20180719-0070550

Parcel ID: 104-15-0-297-00

The real property described above is conveyed subject to general warranty covenants, 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.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on December 31, 2020:

Scott Davis Gallisdorfer

Mary Argentine Adams Cooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on DEC 31, 2020 by **Scott Davis Gallisdorfer** and **Mary Argentine Adams Cooper** who are personally known to me or have produced DRIVER LICENSE 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

CHRISTOPHER PETERSEN
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
NOV. 8, 2022
COUNTY OF DAVIDSON

Maximum principal indebtedness for Tennessee recording tax purposes is 0.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TENNESSEE
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 31ST day of DEC, 2020.

CHRISTOPHER PETERSEN
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES NOV. 8, 2022
COUNTY OF DAVIDSON

(Seal)

Affiant

Scott Davis Gallisdorfer
Print Name

Notary Public

My commission expires:
NOV 8 2022

CHRISTOPHER PETERSEN
Print Name

True Copy Certification

I, CHRIS CARNRIGHT, do hereby make oath that I am a licensed attorney and/or the 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 PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/13/23

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
J Kathryne Pope, Notary Public
Allegheny County
My commission expires May 13, 2023
Commission number 1131096
Member, Pennsylvania Association of Notaries