Karen Johnson Davidson County
Batch# 560581 DEEDQC
01/26/2021 07:58:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20210126-0010982

Commitment Number: TN20100816

After Recording, Send To:

BOSTON NATIONAL TITLE
400 ROUSER RD BLDG 2 STE 101
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. File Number: TN20100816.

New Property Owner/Mail Tax Statements To:
Jared Dawson and **Kristin Dawson**, 4402 GRA MAR DR., NASHVILLE, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
061 02 0 116.00

Quitclaim Deed

Floyd Dawson and wife, Barbara Dawson, Jared Dawson and wife, Kristin Dawson, hereinafter grantors, whose tax-mailing address is **4402 GRA MAR DR., NASHVILLE, TN 37216**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant with covenants of limited warranty to **Jared Dawson** and **Kristin Dawson**, husband and wife, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **4402 GRA MAR DR., NASHVILLE, TN 37216**, the following real property:

The following described real estate, situated in the County of Davidson, State of Tennessee: Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Section Three, Gra-Mar Acres of record in Plat Book 2133, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Tax ID# 061 02 0 116.00
Property Address is: 4402 GRA MAR DR., NASHVILLE, TN 37216

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20190208-0012355 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 061 02 0 116.00

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 3/6, 2020:

Floyd Dawson

STATE OF TN
COUNTY OF Wilson

The foregoing instrument was acknowledged before me on March 6, 2020 by **Floyd Dawson** who is personally known to me or have produced 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.

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

5/15/22

Executed by the undersigned on 3/6/, 2020:

Barbara Dawson

Barbara Dawson

STATE OF Tennessee
COUNTY OF Wilson

The foregoing instrument was acknowledged before me on March 6, 2020 by **Barbara Dawson** who is personally known to me or have produced TN 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.

MARJORIE H. WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public 5/15/22

Executed by the undersigned on 4/8/2020, 2020:

Jared Dawson

STATE OF California
COUNTY OF San Diego

The foregoing instrument was acknowledged before me on Apr 8, 2020 by **Jared Dawson** who is personally known to me or have produced _____ 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

BYRON HIGGINBOTHAM
Commission No. 2261454
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires October 30, 2022

Executed by the undersigned on April 8, 2020:

Kristin Dawson

Kristin Dawson

STATE OF California
COUNTY OF San Diego

The foregoing instrument was acknowledged before me on April 8, 2020 by **Kristin Dawson** who is personally known to me or have produced _____ 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.

BYRON HIGGINBOTHAM
Commission No. 2261454
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires October 30, 2022

Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is 0.00.

State of PA
County of Allegheny

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.

Subscribed and sworn to before me

This 25th day of Jan, 2021.

Affiant

Clay Smith
Print Name

(Seal)

Notary Public

My commission expires:

10-24-21

Tracy L. Suter
Print Name

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

True Copy Certification

I, LAURA SUSNJER, 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] TRACY L SUTER, a notary public for this county and state, [name of person making certification] LAURA SUSNJER 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: 10-24-21

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES