Karen Johnson Davidson County
Batch# 572311 DEEDQC
02/10/2021 01:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210210-0019235

This Instrument Prepared By:
Leila H. Hale, Esq.
9041 S. Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:
Andrew R. Kramer, et al
5950 Post Road
Nashville, TN 37205

MAIL TAX STATEMENT TO:
Andrew R. Kramer, et al
5950 Post Road
Nashville, TN 37205

MAP PARCEL NUMBERS:
Map/Parcel: 116090069.00

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, Andrew R. Kramer and Claire Harris Kramer formerly known as Claire K. Harris, husband and wife, who acquired title without marital status, as joint tenants with rights of survivorship, by these presents do hereby quitclaim and convey unto the said Andrew R. Kramer and Claire Harris Kramer, husband and wife, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to update married name.

This is unimproved ( ) property known as 5950 Post Road, Nashville, TN 37205
Improved (V)

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 22 day of January, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Andrew R. Kramer

Claire Harris Kramer f/k/a
Claire K. Harris

ACKNOWLEDGMENT

STATE OF Tennessee)
SS
COUNTY OF Wilson)

Personally appeared before me, Cynthia Sharp, a Notary Public in and for said County and State, Andrew R. Kramer and Claire Harris Kramer f/k/a Claire K. Harris the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at 5950 Post Road, Nashville, Tn 37205 this 22 day of January, A.D., 2021.

NOTARY STAMP/SEAL

CYNTHIA SHARP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Cynthia Sharp NOTARY PUBLIC
Notary Commission Expires: 03/31/2021

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Wilson) ss

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 22 day of January, 2021.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: 03/31/2021

CYNTHIA SHARP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 380 ON THE PLAN OF HILLWOOD ESTATES, SECTION 15, AS OF RECORD IN BOOK 2900, PAGE 117, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 380 FRONTS 175 FEET ON THE WESTERLY SIDE OF POST ROAD AND EXTENDS BACK BETWEEN PARALLEL LINES 22/4 FEET TO A DEAD LINE.

Being the same property conveyed to Andrew R. Kramer and Claire K. Harris, as joint tenants with rights of survivorship by Deed from Bernard Cole Clippard, Jr., Richard Fox Clippard and Van Cress Clippard Devises of Jean Fox Clippard, Deceased of record in Document No. 20140630-0057346, said Register's Office.

True Copy Certification

I,____Erika Olivo_____, 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 executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me, Esther L. Hinostroza, a notary public for this county and state, _____Erika Olivo_____ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ESTHER L. HINOSTROZA
Notary Public - California
Orange County
Commission # 2214485
My Comm. Expires Sep 16, 2021

Notary's Signature

My Commission Expires:_____
Notary' Seal (if on paper)