Karen Johnson Davidson County
Batch# 575924 DEEDQC
02/23/2021 02:28:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210223-0022307

Commitment Number: 28024731
Seller's Loan Number: 7007871706

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, 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:
Alexander Jacob Buchanan and Kerry Lynnette Caitlyn Hare, 844 Cherokee Ave., Apt 10, Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
072 09 1C 010.00 - CO

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Alexander Jacob Buchanan, grantor, a married man, whose mailing address is **844 Cherokee Ave., Apt 10, Nashville, TN 37207**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Alexander Jacob Buchanan and Kerry Lynnette Caitlyn Hare, husband and wife**, as Joint Tenants, hereinafter grantee, whose tax mailing address is **844 Cherokee Ave., Apt 10, Nashville, TN 37207**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 844 Cherokee Ave., Apt 10, Nashville, TN 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20181205-0118643 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 072 09 1C 010.00 - CO

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 1-29, 2021

Alexander Jacob Buchanan

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 1-29, 2021 by **Alexander Jacob Buchanan,** who is personally known to me or has produced DL 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.

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 is $0.00.

Subscribed and sworn to before me
This 29 day of January, 2021.

Alexander Jacob Buchanan
Affiant

ALEXANDER JACOB BUCHANAN
Print Name

(Seal)

Tonya Greer
Notary Public

My commission expires:
12-19-21

Tonya Greer
Print Name

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Order No.: 28024731

LEGAL DESCRIPTION

EXHIBIT "A"

The following described property:

Land in Davidson County, Tennessee, being Unit 10, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Townhomes at 844 of record as Instrument No. 20170329-0030499 and being shown on Plat attached thereto as Exhibit "C", in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same parcel conveyed to Alexander Jacob Buchanan from Rhythm Homes and Development, LLC, A Tennessee Limited Liability Company, by virtue of a deed dated 12/3/2018, recorded 12/5/2018, in deed as instrument no. 20181205-0118643, county of Davidson, state of Tennessee .

Commonly known as 844 Cherokee Ave Apt 10, Nashville, Davidson County, Tennessee. 37207

Assessor's Parcel No: 072 09 1C 010.00 - CO

True Copy Cerification

I, Kevin Helbig, 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.

Kevin Helbig
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Lissette Ann Moree, a notary public for this county and
Notary's Name

state, Kevin Helbig, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries