Karen Johnson Davidson County
Batch# 592190 DEEDWARR
03/15/2021 12:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210315-0034026

Commitment Number: TN21102751

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, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170. File Number: TN21102751.

New Property Owner/Mail Tax Statements To:
Maxwell Abrams and **Shayna Hansen**, 5213 Kentucky Ave., Nashville, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 091-07-0-361-00

GENERAL WARRANTY DEED

Maxwell Abrams and **Shayna Hansen who acquired title as both unmarried**, now married, hereinafter grantors, whose tax-mailing address is **5213 Kentucky Ave., Nashville, TN 37209**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant, with general warranty covenants to **Maxwell Abrams** and **Shayna Hansen**, married, hereinafter grantees, whose tax mailing address is **5213 Kentucky Ave., Nashville, TN 37209**, 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 LOT NUMBER 2 ON THE PLAN OF BUBIS SUBDIVISION, A RESUBDIVISION OF RESERVE PARCEL, AS OF RECORD IN BOOK 6050, PAGE 184, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE. Tax ID: 091-07-0-361-00
Property Address is: 5213 Kentucky Ave., Nashville, TN 37209

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

Deed recorded at 20140103-0000711 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 091-07-0-361-00

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 MARCH 5, 2021:

Maxwell Abrams

Shayna ~~Abrams~~ Hansen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on MARCH 5, 2021 by **Maxwell Abrams** and **Shayna ~~Abrams~~** Hansen 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

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

Subscribed and sworn to before me

This 5 day of MARCH, 2021.

Affiant

Shayna Hansen
Print Name

(Seal)

Notary Public

My commission expires:
NOV 8 2022

CHRISTOPHER PETERSEN
Print Name

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

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