Karen Johnson Davidson County
Batch# 625711 DEEDQC
04/29/2021 11:56:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210429-0057524

Requested by: Visonet

File Number: OS3300-20090067

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
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.

New Property Owner/Mail Tax Statements To:
Jo Borman, 521 STARLINER DR., NASHVILLE, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
102-04-0-006-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Jo Borman, a single woman who took title as married woman, hereinafter grantor, whose tax-mailing address is **521 STARLINER DR., NASHVILLE, TN 37209**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Jo Borman**, a single woman, hereinafter grantee, whose tax mailing address is **521 STARLINER DR., NASHVILLE, TN 37209**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of NASHVILLE, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 1037, on the Plan of Chardolle Park, Section 13, of record In Book 2900, Pages 142 and 143, Registers Office for said County, do which plan reference is hereby made for a more complete description. Being the same property conveyed from James S. Metcalfe, IV, married to Jo Borman, married woman by Warranty Deed dated May 21, 2020 and recorded May 25, 2010 at Instrument Number: 20100525-0040337 APN: 102-04-0-006-00
Property Address is: 521 STARLINER DR., NASHVILLE, TN 37209

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument Number: 20100525-0040337 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 102-04-0-006-00

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 FEB 1, 2021:

Jo Borman

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on FEB 1, 2021 by **Jo Borman** who is personally known to me or has produced Drivers Lic 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.

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Comm. Expires 3-7-2023

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 or value of the property transferred, whichever is greater is $100 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 1 day of FEB, 2021.

Affiant

Jo Borman
Print Name

(Seal)

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:

3/7/23

MARK GROLL
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Auburn R Carnegie, 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.

Signature

State of PA

County of Allegheny

Personally appeared before me, Jennifer L. Lander, a notary public for this county and state,
Notary's Name

Auburn R Carnegie, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Jennifer L Lander
Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731