Karen Johnson Davidson County
Batch# 633206 DEEDQC
05/11/2021 02:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210511-0063463

File Number: ORG-56685

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:
Brian Lee Faulk and **Jacquelyn Therese Alvis**, 1605 Eastside Ave., Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
09401043500

QUITCLAIM DEED

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

Brian Lee Faulk, now married, hereinafter grantor, whose tax-mailing address is **1605 Eastside Ave., Nashville, TN 37206**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Brian Lee Faulk** and **Jacquelyn Therese Alvis**, husband and wife, hereinafter grantees, whose tax mailing address is **1605 Eastside Ave., Nashville, TN 37206**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

That certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being lot no. 273, on the plan of Edgefield Land Company's first subdivision, of record in plat book 57, page 130, registers office for Davidson County, Tennessee, to which plan reference is made for a more complete description. Being the same property conveyed to E. Mark Turner by deed from W. G. Adler, Jr., married, dated 04/30/2001 and filed for record on 05/02/2001 in instrument 200105020044274, register's office for Davidson County, Tennessee. Being the same property conveyed to JGLAC, LLC, a Kentucky limited liability company by warranty deed from E. Mark turner, married, dated March 4, 2013 and filed for record on March 6, 2013 in

instrument no. 201303060022231, register's office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions as shown of record in plat book 57, page 130, register's office for Davidson County, Tennessee. APN: 09401043500 Being the same premises conveyed from JGLAC, LLC, a Kentucky Limited Liability Company to Brian Lee Faulk in a deed dated 11/13/2013 and recorded date 11/19/2013 in Instrument Number 20131119-0119395 of the official records.
Property Address is: 1605 Eastside Ave., Nashville, TN 37206

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20131119-0119395 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 09401043500

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 February 27, 2021:

Brian Lee Faulk

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 27, 2021 by **Brian Lee Faulk** who is personally known to me or has produced TN 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.

TANIKA M. WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 6, 2024
COUNTY OF DAVIDSON

Notary Public

State of Tennessee
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 $ 0 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 27th day of February, 2021.

TAMIKA M. WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 6, 2024
COUNTY OF DAVIDSON

(Seal)

Affiant

Brian Faulk Jacquelyn Alvis

Print Name

Notary Public

My commission expires:

March 6, 2024

Tamika M. White

Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Brian Grafton, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Shannon McIntyre, a notary public for this county and state,
Notary's Name

Brian Grafton, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 06/24/2024

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
SHANNON M MCINTYRE - Notary Public
Allegheny County
My Commission Expires Jun 24, 2024
Commission Number 1270193

(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