Karen Johnson Davidson County
Batch# 662389 DEEDQC
06/23/2021 08:44:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20210623-0084488

Commitment Number: 28347791
Seller's Loan Number: 400608630

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

New Property Owner/Mail Tax Statements To:
Nicholas Cussans, 1319B Chester Avenue, Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 072142B00200CO

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.

Erika Swanson, an unmarried woman, and **Nicholas Cussans**, an unmarried man, whose mailing address is **1319B Chester Avenue, Nashville, TN 37206**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Nicholas Cussans**, an unmarried man, hereinafter grantee, whose tax mailing address is **1319B Chester Avenue, Nashville, TN 37206**, 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: 1319B Chester Avenue, Nashville, TN 37206

DERIVATION CLAUSE

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

deed recorded at 20160511- 0046813 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 072142B00200CO

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 4/13, 2021:

Erika Swanson

~~**Nicholas Cussans**~~

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 20____ by **Erika Swanson** and **Nicholas Cussans** who are personally known to me or have produced _____ 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.

See attached.

Notary Public

FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13) — Effective January 1, 2020

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of

☒ Physical Presence,

— OR —

☐ Online Notarization,

this 13th day of April, 2021, by
Date *Month* *Year*

Erika Swanson
Name of Person Acknowledging

Signature of Notary Public — State of Florida

DAVID A. ROBB
Notary Public, State of Florida
My Commission # GG 222312
Expires: June 7, 2022
Bonded Through Budget Notary Services

David A Robb
Name of Notary Typed, Printed or Stamped

☐ Personally known

☒ Produced Identification

Type of Identification Produced: D.L

Place Notary Seal Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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deed recorded at 20160511- 0046813 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 072142B00200CO

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 April 20, 2021:

Erika Swanson

Nicholas Cussans

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on 4/20, 2021 by **Erika Swanson** and **Nicholas Cussans** who are personally known to me or have produced Driver's 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

ANWAR C SIMS
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 15, 2021

State of Illinois
County of Cook

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 20th day of April, 2021.

Affiant

Nicholas Cussans
Print Name

ANWAR C SIMS
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 15, 2021

(Seal)

Notary Public

My commission expires:

12/15/21

Anwar C. Sims
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for 1319 Chester Homes, a Horizontal Property Regime with private elements of record at Instrument No. 20150409-0031386, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. Being the same parcel conveyed to Erika Swanson and Nicholas Cussans from Martin Kerrigan, by virtue of a deed dated 5/3/2016, recorded 5/11/2016, in instrument no. 20160511-0046813, county of Davidson, state of Tennessee. Assessor's Parcel No: 072142B00200CO

Tennessee Certification of Electronic Document

I, WENDY MARTIN, 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.

Wendy L. Martin
Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, LISSETTE MOREE, a notary public for this county and
Notary's Name

state, WENDY MARTIN, 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