Karen Johnson Davidson County
Batch# 662459 DEEDQC
06/23/2021 09:35:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20210623-0084606

Commitment Number: 27418609
Seller's Loan Number: 103900478

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:**
**Zachary Williams**, **Valerie Williams** and **Zsanett Peter** Williams, 900 20th Ave S Unit 107, Nashville, TN 37212-2232

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**092-16-0E-092-00**

## 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.

**Zachary Williams, married** and **Valerie Williams, single**, whose mailing address is **900 20th Ave S Unit 107, Nashville, TN 37212-2232**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Zachary Williams** and **Zsanett Peter Williams husband and wife**, and **Valerie Williams, an unmarried woman**, all as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **900 20th Ave S Unit 107, Nashville, TN 37212-2232**, 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: 900 20th Ave S Unit 107, Nashville, TN 37212-2232**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20170427-0041216 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 092-16-0E-092-00

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 October 16, 2020:

**Zachary Williams**

**Valerie Williams**

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 16, 2020 by **Zachary Williams** and ~~**Valerie Williams**~~ who are personally known to me or have produced TN Driver Lic 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.

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Ella K Butler
Notary Public

My Commission Expires
7-9-2024

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20170427-0041216 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 092-16-0E-092-00

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 10-19-2020, 2020:

**Zachary Williams**

**Valerie Williams**

STATE OF CA
COUNTY OF Santa Barbara

The foregoing instrument was acknowledged before me on Oct 19, 2020 by **Zachary Williams** and **Valerie Williams** 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

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT** **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of Santa Barbara )

On 10/19/2020 before me, Marlene Maxwell, Notary Public,
*Date* *Here Insert Name and Title of the Officer*

personally appeared Valerie Williams
*Name(s) of Signer(s)*

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MARLENE MAXWELL
COMM. #2191573
Notary Public - California
Santa Barbara County
My Comm. Expires May 10, 2021

Signature _____
*Signature of Notary Public*

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is 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: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

**Capacity(ies) Claimed by Signer(s)**

| | |
|---|---|
| Signer's Name: _____ | Signer's Name: _____ |
| ☐ Corporate Officer — Title(s): _____ | ☐ Corporate Officer — Title(s): _____ |
| ☐ Partner — ☐ Limited ☐ General | ☐ Partner — ☐ Limited ☐ General |
| ☐ Individual ☐ Attorney in Fact | ☐ Individual ☐ Attorney in Fact |
| ☐ Trustee ☐ Guardian or Conservator | ☐ Trustee ☐ Guardian or Conservator |
| ☐ Other: _____ | ☐ Other: _____ |
| Signer Is Representing: _____ | Signer Is Representing: _____ |

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5907

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 16 day of October, 2020.

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Seal)

Affiant

Zachary Williams
Print Name

Ella K Butler
Notary Public

My commission expires:

07/09/2024

Ella K. Butler
Print Name

**EXHIBIT A**
**(LEGAL DESCRIPTION)**

**The following described property:**

**Land in Davidson County, Tennessee, being Unit No. 1007 together with the appurtenant interest in the common elements of The Adelicia, a Condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20060222-0020964,amended and restated in Instrument No. 20071212-0143307, amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and as amended.**

**Also conveyed and quitclaimed, without warranty of title, is the Grantor's interest in the following limited common elements which have been assigned as appurtenances to the above described property: Parking Space Number 209 and Storage Space Number 110 defined in the Master Deed and as amended.**

**Being the same parcel conveyed to Zachary Williams and Valerie Williams from Sumanth M. Jayaraman and Adhilakshmi Jayaraman, by virtue of a deed dated 4/21/2017, recorded 4/27/2017, in deed instrument no. 20170427-0041216 County of Davidson, State of Tennessee.**

**Assessor's Parcel No: 092-16-0E-092-00**

## 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