Karen Johnson Davidson County
Batch# 665994 DEEDQC
06/25/2021 03:34:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210625-0086806

Commitment Number: IT210441767

After Recording, Send To:

First Source Title Agency
7717 Victory Lane
Suite B
North Ridgeville, OH 44039

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:
COLE HOUCHENS, 3304 E Lake Drive, Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
108 12 0 226.00

QUITCLAIM DEED

COLE HOUCHENS, who took title as unmarried and is now married, hereinafter grantor and also the grantee herein, of **Davidson County, Tennessee,** for $10.00 (Ten Dollars and Zero Cents) in consideration paid, grants and quitclaims to **COLE HOUCHENS,** a married man, hereinafter grantee, whose tax mailing address is **3304 E Lake Drive, Nashville, TN 37214,** with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: LAND LYING IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT; BEING ALL OF LOT NO. 72, ON THE PLAN OF SECTION 5, TRAILWOOD, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 6900, PAGE 477, THROUGH 479, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.
Property Address is: 3304 E Lake Drive, Nashville, TN 37214

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a ~~20170620-0061786~~ recorded at ~~Book~~ JB ~~, Page~~ _____ in the Register's Office of Davidson County, Tennessee.

① Warranty Deed ② Instrument No. 20170620-0061786

Parcel ID: 108 12 0 226.00

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 June 17, 2021:

COLE HOUCHENS	

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 17, 2021 by **COLE HOUCHENS**, who is personally known to me or has produced TN DL as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and ~~voluntary act~~ for the purposes set forth in this instrument.

Notary Public

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

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 $ 10.00 ~~which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.~~ JB

Subscribed and sworn to before me

This 17 day of June, 20 21.

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

(Seal)

Affiant

Cole Hauchers

Print Name

Notary Public

My commission expires:

4/18/22

Christine Bolanis Garner

Print Name

CTIC# _____

True Copy Certification

I, Megan McNamara, 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.

Megan McNamara
Signature

State of Ohio

County of Cuyahoga

Personally appeared before me. Heidi Meehan , a notary public for this county and state, Megan McNamara who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heidi Meehan
Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

NOTARIAL SEAL
STATE OF OHIO

HEIDI A. MEEHAN
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 7/22/2024