Karen Johnson Davidson County
Batch# 673784 DEEDQC
07/09/2021 09:34:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20210709-0092710

Commitment Number: 27939533
Seller's Loan Number: 20127752

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:**
**Donna J. Dash**, 1318 3Rd Ave., N, Nashville, TN 37208

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**082-09-0V-002-00**

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## 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.

**Samuel D. James, (**whose mailing address is 612 Merritt Ave, Nashville TN 37203**)** and **Donna J. Dash**, (whose mailing address is **1318 3Rd Ave., N, Nashville, TN 37208),** who were formerly a married couple but are now divorced as per Case No.: 18D1469 In The Third Circcuit Court For Davidson County, Tennessee At Nashville, Filed on January 16, 2019, and are both now unmarried persons, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Donna J. Dash, single**, hereinafter grantee, whose tax mailing address is **1318 3Rd Ave., N, Nashville, TN 37208**, 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: 1318 3Rd Ave., N, Nashville, TN 37208**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20140626-0056153 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 082-09-0V-002-00

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 January 29, 2021:

Samuel D James

**Samuel D. James**

STATE OF Tennessee
COUNTY OF Shelby

The foregoing instrument was acknowledged before me on January 29, 2021 by **Samuel D. James** who are personally known to me or have produced Driver 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

This notarial act was performed remotely and involved the use of audio-video communication technology.

The principal(s) personally appeared before me by audio-video communication

ARETHA HUGHES
TENNESSEE NOTARY PUBLIC
ONLINE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires August 05, 2023

Executed by the undersigned on January 29, 2021:

Donna J Dash

**Donna J. Dash**

STATE OF Tennessee
COUNTY OF Shelby

The foregoing instrument was acknowledged before me on January 29, 2021 by **Donna J. Dash** who are personally known to me or have produced Driver 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

This notarial act was performed remotely and involved the use of audio-video communication technology.

The principal(s) personally appeared before me by audio-video communication

ARETHA HUGHES
TENNESSEE
NOTARY
PUBLIC
ONLINE NOTARY
PUBLIC
COUNTY OF SHELBY
My Commission Expires August 05, 2023

State of Tennessee

County of Shelby

This notarial act was performed remotely and involved the use of audio-video communication technology.

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 29 day of January, 2021.

The principal(s) personally appeared before me by audio-video communication

ARETHA HUGHES
TENNESSEE
NOTARY
PUBLIC
ONLINE NOTARY
PUBLIC
COUNTY OF SHELBY
My Commission Expires August 05, 2023

Donna J Dash

Samuel D James

Affiant

Donna J Dash

Samuel D James

Print Name

(Seal)

Notary Public

My commission expires:

08/05/2023

Aretha Hughes

Print Name

Order No.: 27939533

**LEGAL DESCRIPTION**

**EXHIBIT "A"**

The following described property:

Being Unit No. B of Homes at 1318 3rd Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to Declaration of Covenants, Conditions and Restrictions for Homes at 1318 3rd Avenue North, a Horizontal Property Regime with Private Elements of record in Instrument Number 20130613-0060494 with said Unit being depicted on Plat attached as Exhibit B to said Declaration, in the Register's Office for Davidson County, Tennessee.

Being the same parcel conveyed from J and D Homes, LLC, a Tennessee Limited Liability Company to Samuel D. James and Donna J. Dash, Husband and Wife , by virtue of a deed dated 6/25/2014, recorded 6/26/2014, as instrument no. 20140626-0056153 county of Davidson, state of Tennessee.

Assessor's Parcel No: 082-09-0V-002-00

# True Copy Cerification

I, Jaimi Petrosky, 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.

Jaime Petrosky
*Signature*

State of Pennsylvania
County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
*Notary's Name*

state, Jaimi Petrosky, 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