Karen Johnson Davidson County
Batch# 676865 DEEDWARRSP
07/14/2021 02:28:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210714-0094828

Commitment Number: TN21102571

After Recording, Send To:

BOSTON NATIONAL TITLE AGENCY
400 ROUSER ROAD BUILDING 2 SUITE 101
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. File Number: TN21102571.

New Property Owner/Mail Tax Statements To:
Richard H. Audet and **Linda K. Jordan**, 414 Van Buren St Nashville TN 37208

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 082090J03900CO

SPECIAL WARRANTY DEED

Richard H. Audet married to **Linda K. Jordan**, hereinafter grantor, whose tax-mailing address is **414 Van Buren St Nashville TN 37208**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Richard H. Audet** and **Linda K. Jordan**, husband and wife, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **414 Van Buren St Nashville TN 37208**, 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 UNIT 414, MORGAN PARK PLACE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20050831-0104621, AMENDED IN INSTRUMENT NOS. 20051110-0136248, 20060516-0057286, 20061023-0131222, 20070402-0038744, 20070724-0087901 AND 20071010-0120740, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.
Property Address is: 414 Van Buren St, Nashville, TN 37208

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20071226-0147229 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 082090J03900CO

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.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 11th day March, 2021:

Richard H. Audet

Linda K. Jordan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on MARCH 11, 2021 by **Richard H. Audet** and **Linda K. Jordan** 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

CHRISTOPHER PETERSEN
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES NOV. 8, 2022
COUNTY OF DAVIDSON

Maximum principal indebtedness for Tennessee recording tax purposes is 0.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TENNESSEE
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 11 day of MARCH, 2021.

Affiant

Linda K. Jordan

Print Name

(Seal)

Notary Public

My commission expires:

NOV 8 2022

Christopher Petersen

Print Name



True Copy Certification

I, Brian Woodrow, 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.

Signature

State of PENNSYLVANIA

County of ALLEGHENY

TRACY L SUTER

Personally appeared before me, [Name of Notary], a notary public for this county and state, BRIAN WOODROW [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-24-21

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES