Karen Johnson Davidson County
Batch# 680697 DEEDQC
07/21/2021 11:24:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210721-0097772

Return to:

COMMONWEALTH
4 PENN CENTER WEST SUITE 400
PITTSBURGH PA 15276
FILE NO. 2099733

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KRISTI HOLZEMER AND CHRIS HOLZEMER	KRISTI HOLZEMER AND CHRIS HOLZEMER	091 02 0 207.00
6005 CALIFORNIA AVENUE NASHVILLE, TN 37209	6005 CALIFORNIA AVENUE NASHVILLE, TN 37209	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **KRISTI HOLZEMER, FORMERLY KNOWN AS KRISTI ALYN ELKINS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **KRISTI HOLZEMER AND CHRIS HOLZEMER, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY** HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 OF BLOCK 14 ON AN UNREGISTERED EXTENSION OF CHEROKEE PARK SUBDIVISION OF RECORD IN BOOK 161, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SAID LOT 6 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF CALIFORNIA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY

BEING THE SAME DEED CONVEYED TO KRISTI ALYN ELKINS BY DEED DATED OCTOBER 3, 2012, RECORDED OCTOBER 4, 2012, INSTRUMENT NO. 20121004-0090892.

Property known as, 6005 CALIFORNIA AVENUE, NASHVILLE, TN 37209

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24 day of June, 2021.

Kristi Holzemer F/K/A Kristi Alyn Elkins

KRISTI HOLZEMER, F/K/A KRISTI ALYN ELKINS

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Andrea Blakemore of the state and county mentioned, personally appeared **KRISTI HOLZEMER, F/K/A KRISTI ALYN ELKINS**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

Notary Public
Printed Name: Andrea Blakemore
My Commission Expires: 10/22/2024

ANDREA BLAKEMORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/22/2024
ROBERTSON COUNTY

VALUATION AFFIDAVIT

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 $ 10.00 .

Kristi Halgren
Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 24th day of June, 2021.

Notary Public
My commission expires: 10/22/2024

ANDREA BLAKEMORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/22/2024
ROBERTSON COUNTY

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
Primary Parcel: 091 - 020 - 207 - 00
BOOK MAP PARCEL SPLIT LETTER

Does this sale include any parcels that are being split / divided?
Check one: Yes ☐ No ☑

How many parcels, other than the Primary Parcel, are included in this sale? NA

Please list the additional parcels below (no more than four):
(1) _____ (3) _____
(2) _____ (4) _____

9. *FOR OFFICIAL USE ONLY: Buyer and Seller leave blank*
(a) County of Recordation: _____
(b) Docket & Page Number: _____
(c) Date of Recording: _____
(d) Fee / Recording Number: _____

Validation Codes:
(e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY
Verify Primary Parcel in Item 1: _____ - _____ - _____ - _____
Use Code: Full Cash Value: $

2. SELLER'S NAME AND ADDRESS:
Kristi Holzemer
6005 California Avenue
Nashville, TN 37209

3. (a) BUYER'S NAME AND ADDRESS:
Kristi Holzemer and Chris Holzemer
6005 California Avenue
Nashville, TN 37209

(b) Are the Buyer and Seller related? Yes ☑ No ☐
If Yes, state relationship: spouses

4. ADDRESS OF PROPERTY:
6005 California Ave Nashville, TN 37209

5. MAIL TAX BILL TO:
Kristi Holzemer 6005 California Avenue, Nashville, TN 37209

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
a. ☐ Vacant Land
b. ☑ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home
i. ☐ Other Use. Specify. _____

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:
☑ To be occupied by owner or "family member."
☐ To be rented to someone other than "family member."
See reverse side for definition of a "family member."

8. NUMBER OF UNITS: _____ NA
For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
a. ☐ Warranty Deed
b. ☐ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☑ Quit Claim Deed
f. ☐ Other:

11. **SALE PRICE:** $ 10 00

12. DATE OF SALE (Numeric Digits): 06 21
Month Year
(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: $ _____ 00

14. METHOD OF FINANCING:
a. ☐ Cash (100% of Sale Price)
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from financial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☑ Other financing; Specify: Refinance

15. PERSONAL PROPERTY *(see reverse side for definition)*:
(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☑
(b) If Yes, provide the dollar amount of the Personal Property:
$ _____ 00 AND
briefly describe the Personal Property:

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Commonwealth USA Settlements LLC
4 Penn Center West, Suite 400
Pittsburgh, PA 15276 Phone (888)991-1915

18. LEGAL DESCRIPTION *(attach copy if necessary)*:
see attached, EXHIBIT "A"

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY

Signature of Seller/Agent _____
State of Pennsylvania, County of Allegheny
Subscribed and sworn to before me on this 7 day of July 2021
Notary Public _____
Notary Expiration Date 09/12/2023

Signature of Buyer/Agent _____
State of _____, County of _____
Subscribed and sworn to before me on this _____ day of _____ 20____
Notary Public _____
Notary Expiration Date _____

Commonwealth of Pennsylvania - Notary Seal
Derek R. Wilson, Notary Public
Beaver County
My commission expires September 12, 2023
Commission number 1309732

Document Date: 6/24/2021

Affiant Name: Ashley J Smith

True Copy Certification

I, Destini Parr, 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.

Destini Parr

Signature

State of Pennsylvania

County of Allegheny

Personally, appeared before me, Kevin Robert Marsh a notary public for this county and state, Destini Parr, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kevin Robert Marsh

Notary's Signature

My Commission Expires: 1/6/24

Notary Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Kevin Robert Marsh, Notary Public
Allegheny County
My commission expires January 6, 2024
Commission number 1360791
Member, Pennsylvania Association of Notaries