Karen Johnson Davidson County
Batch# 687952 DEEDQC
07/30/2021 02:30:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210730-0102956

Commitment Number: 28574358

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, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Steve Erro and **Lauren Kessler**, 651 Stanvid Drive., Nashville TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
061-02-0-067-00

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.

Steven Erro, A/K/A Steve Erro, single, and **Lauren Kessler, single**, whose mailing address is **651 Stanvid Drive, Nashville, TN 37216**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Steve Erro, single**, hereinafter grantees, whose tax mailing address is **651 Stanvid Drive., Nashville TN 37216**, 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: 651 Stanvid Drive, Nashville, TN 37216

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20200317-0029284 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 061-02-0-067-00

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 May 13th, 2021:

Steven Erro, A/K/A Steve Erro

Lauren Kessler

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 13, 2021 by **Steven Erro, A/K/A Steve Erro** and **Lauren Kessler** who are personally known to me or have produced TN DL + CA 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

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

my commission expires
11-6-2024

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 13th day of May, 2021.

Affiant

Steve Ewo
Print Name

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Notary Public

My commission expires:

11/6/2024

Deborah L. Gaunt
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No, 315 on the Plan of Gra-Mar Acres, Section II, as of record in Book 2663, Page 113, Register's Office for said County.

Said Lot 315 fronts 110 feet on the northerly side of Stanvid Drive and extends back 359.2 feet on the westerly line and 370.1 feet on the easterly line to a dead line in the rear, measuring 120 feet thereon.

Being the same parcel conveyed to Steven Erro and Lauren Kessler from Lisa D. Genson and J. Ryan Genson and Lauren R. Sunday, by virtue of a deed dated 3/12/2020, recorded 3/17/2020, as instrument no. 20200317-0029284 county of Davidson, state of Tennessee.

Assessor's Parcel No: 061-02-0-067-00

Tennessee Certification of Electronic Document

I, Brenda Leierzopf, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 11, 2021 (date of document).

Brenda Leierzopf
Affiant Signature

7-29-21
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 29th day of July, 2021.

Notary's 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