Karen Johnson Davidson County
Batch# 694534 DEEDQC
08/11/2021 12:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210811-0108415

AFTER RECORDING RETURN TO:
Old Republic Title
530 South Main Street Ste 1061
Akron, OH 44311
File No. 01-21085315-02C

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 082090J31400CO

QUITCLAIM DEED

THIS DEED made and entered into on this 28 day of July, 2021, by and between **THOMAS CRAMER A/K/A TOMMY CRAMER, A SINGLE MAN**, a mailing address of 314 Van Buren St, Nashville, TN 37208, hereinafter referred to as Grantor(s) and **THOMAS CRAMER, A SINGLE MAN**, a mailing address of 314 Van Buren St, Nashville, TN 37208, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 314 ON THE MASTER DEED ESTABLISHING THE MORGAN PARK PLACE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, CHAPTER 27, SECTIONS 101-103. ET. SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN INSTRUMENT NO. 20050831-0104621, AS AMENDED IN INSTRUMENT NO. 20051110-0136248, INSTRUMENT NO. 20060516-0057286, INSTRUMENT NO. 20061023-0131222, INSTRUMENT NO. 20070402-0038744, INSTRUMENT NO. 20070724-0087901, INSTRUMENT NO. 20071010-0120740 AND INSTRUMENT NO. 20100622-0048863, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED, AS AMENDED REFERENCE IS HEREBY MADE TO THE MAP OF THE NASHVILLE HORTICULTURAL SOCIETY PLAN OF RECORD IN PLAT BOOK 2, PAGE 30, CHANCERY COURT AT NASHVILLE. TENNESSEE.

Property Address: 314 Van Buren St, Nashville, TN 37208

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed by Warranty Deed from Katy Bridger now known as Katy B. Schmitt, married to Tommy Cramer, single man, dated: 10/03/2017 and recorded: 10/03/2017 under Document No. 20171003-0101452 in the Official Records of Davidson County, TN.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

A/K/A

THOMAS CRAMER A/K/A TOMMY CRAMER

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, THOMAS CRAMER A/K/A TOMMY CRAMER, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, this 28 day of July, 20 21.

Notary Public
My Commission expires: 3-6-2024

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 28 day of July, 2021.

Notary Public
My Commission Expires: 3-6-2024

Name and address for person(s) responsible for taxes:

THOMAS CRAMER
314 VAN BUREN ST
NASHVILLE, TN 37208

Name and address of property owner:

THOMAS CRAMER
314 VAN BUREN ST
NASHVILLE, TN 37208

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Donna Scaretto, 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 July 28,2021 (date of document).

Affiant Signature

07-05-2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 5 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954