Karen Johnson Davidson County
Batch# 694553 DEEDQC
08/11/2021 12:53:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210811-0108440

Commitment Number: 28975419
Seller's Loan Number: 7010507377

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Christopher N. Breuer, who acquired title as Christopher N. Merrikh, 413 Van Buren St., Nashville, TN 37208

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 06-12169.171

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.

Houra Merrikh, (whose mailing address is 413 Van Buren St STE 103, 37211) and **Christopher N. Breuer, F/K/A Christopher N. Merrikh**, (whose mailing address is **413 Van Buren St., Nashville, TN 37208),** who were formerly a married couple but are now divorced as per Case No.: 21D135, In The Circuit Court Of Davidson County, Tennessee, FILED 05/12/21, and are both now unmarried persons, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Christopher N. Breuer, single**, hereinafter grantee, whose tax mailing address is **413 Van Buren St., 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: 413 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 20190325-0026553 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 06-12169.171

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 7/26/21, 20___:

Houra Merrikh

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 26, 2021 by **Houra Merrikh** who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Christopher N Breuer acquired title as Christopher N Merrikh

Christopher N. Breuer, who acquired title as Christopher N. Merrikh

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 26, 2021 by **Christopher N. Breuer, who acquired title as Christopher N. Merrikh** who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

Exp: 3-3-2025

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tenn
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 26 day of July, 2021.

Affiant

Christopher N. Brewer
Print Name

(Seal)

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:

3-3-2025

Gloria M. Jackson
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Unit No. 15, Germantown Station Condominiums, as shown on Exhibit B to Declaration of record in Instrument No. 20100804-0061209 and amended in Instrument No. 20111020-0081623, in the Registers Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit. Being the same parcel conveyed to Houra Merrikh and Christopher N. Merrikh from Emrs Realty, LLC, by virtue of a deed dated 3/22/2019, recorded 3/25/2019, as instrument no. 20190325-0026553 county of Davidson, state of Tennessee. Commonly known as: 413 Van Buren St, Nashville, TN, 37208. Assessor's Parcel No: 082-09-0T-015-00

Tennessee Certification of Electronic Document

I, Talia Williford, 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 7/26/21 (date of document).

Talia Williford
Affiant Signature

7/1/21
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 1st 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