Karen Johnson Davidson County
Batch# 706250 DEEDQC
08/27/2021 01:04:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210827-0116086

File Number: ORG-188983

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, 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:**
**Sarah Henderson, an unmarried woman,** 109 DONALD ST, Nashville, TN 37207

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 07103008400**

## QUITCLAIM DEED

Exempt: Section 67-4-409(a)(3)(E): pursuant to divorce decree

**Sarah Henderson** and **Eric L. Henderson,** now divorced, hereinafter grantors, whose tax-mailing address is **109 DONALD ST, Nashville, TN 37207**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Sarah Henderson, an unmarried woman**, hereinafter grantee, whose tax mailing address is **109 DONALD ST, Nashville, TN 37207**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.5 ON THE PLAN OF C. L. MORRIS SUBDIVISION, OF RECORD IN BOOK 1835, PAGE 116, REGISTER OFFICE FOR SAID COUNTY. SAID LOT NO.5 FRONTS 72 FEET ON THE NORTHEASTERLY MARGIN OF DONALD STREET AND EXTENDS BACK 178.5 FEET ON THE NORTHEASTERLY LINE AND 180 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 72 FEET THEREOF. APN: 07103008400 Being the same premises conveyed from Sarah Henderson, F/K/A Sarah**

**Newman, a married woman, who acquired title as unmarried to Sarah Henderson and Eric L. Henderson in a deed dated 04/18/2014 and recorded date 05/01/2014 in Instrument Number 20140501-0036950 of the official records.**
**Property Address is: 109 DONALD ST, Nashville, TN 37207**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20140501-0036950 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 07103008400

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 July 28, 2021:

This deed acknowledges full compliance with all of the terms and conditions and any property settlement agreement related to the final decree in Davidson County Superior Court, Case Number: 21-D-249 relating to subject premises. Eric L. Henderson acknowledges that no money or other consideration is owed to him/her for this real property.

Eric L. Henderson

**Eric L. Henderson**

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 28, 2021 by **Eric L. Henderson** 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.

TAMIKA M. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 6, 2024

Tamika M. White
Notary Public

Executed by the undersigned on August 17, 2021:

**Sarah Henderson**

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 17, 2021 by **Sarah Henderson** 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 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
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 or value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 28th day of July, 2021.

TAMIKA M. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 6, 2024

(Seal)

Eric Henderson
Affiant

Eric Henderson
Print Name

Tamika M. White
Notary Public

My commission expires:

March 6, 2021

Tamika M. White
Print Name

CTIC# _____

**Tennessee Certification of Electronic Document**

I, Alyssa Graham, 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 7/28/2021 (date of document).

Affiant Signature

7/28/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 28 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