Karen Johnson Davidson County
Batch# 715817 DEEDQC
09/15/2021 08:15:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210915-0123522

Commitment Number: 29069432
Seller's Loan Number: 2201338436

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:
Daniel L. Hamer and **Taryn NecoleHamer**, 3356 William Bailey Dr., Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
059-15-0A-174-00

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.

Daniel L. Hamer, married, whose mailing address is **3356 William Bailey Dr., Nashville, TN 37207**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Daniel L. Hamer** and **Taryn Necole Hamer, husband and wife**, hereinafter grantees, whose tax mailing address is **3356 William Bailey Dr., Nashville, TN 37207**, 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: 3356 William Bailey Dr., Nashville, TN 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

deed recorded at 20190507-0042611 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 059-15-0A-174-00

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 8/28, 2021:

Daniel L. Hamer

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Aug 28, 2021 by **Daniel L. Hamer** who are personally known to me or have produced drivers license 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

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 28 day of Aug, 20 21.

Affiant

Daniel L. Hamer

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)

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

Situated in the city of Nashville, county of Davidson, state of Tennessee, described as follows

PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 111 on the plan of CHATEAU VALLEY, PHASE 6 & 7, as shown by plat of record in Instrument No. 200912110113102, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO DANIEL L. HAMER FROM BRITTANY M. HAMER DEED INSTRUMENT 20190507-0042611, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

EXHIBIT A
(LEGAL DESCRIPTION)

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE. Situated in the city of Nashville, county of Davidson, state of Tennessee, described as follows PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT: Land in Davidson County, Tennessee, being Lot No. 111 on the plan of CHATEAU VALLEY, PHASE 6 & 7, as shown by plat of record in Instrument No. 200912110113102, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. BEING THE SAME PROPERTY CONVEYED TO DANIEL L. HAMER FROM BRITTANY M. HAMER DEED INSTRUMENT 20190507-0042611, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Tennessee Certification of Electronic Document

I, Jaime L. Petrosky, 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 8/28/2021 (date of document).

Jaime L. Petrosky
Affiant Signature

June 30, 2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 30th day of Jun, 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