Karen Johnson Davidson County
Batch# 727080 DEEDQC
09/29/2021 03:39:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210929-0131285

Commitment Number: 29140978
Seller's Loan Number: 400681744

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:
Mark Harmon and **Nicci Steckel Harmon**, 553 Rosedale Ave., Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
118 04 0B 103.00

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.

Mark Harmon and **Nicci Steckel, N/K/A Stephanie Nicole Steckel Harmon, husband and wife**, whose mailing address is **553 Rosedale Ave., Nashville, TN 37211**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Mark Harmon and Stephanie Nicole Steckel Harmon,** husband and wife, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **553 Rosedale Ave., Nashville, TN 37211**, 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: 553 Rosedale Ave., Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20160831- 0091404 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 118 04 0B 103.00

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 Sept. 13, 2021:

Mark Harmon

Nicci Steckel, N/K/A Stephanie Nicole Steckel Harmon

Nicci Steckel, N/K/A Stephanie Nicole Steckel Harmon

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Sept. 13, 2021 by **Mark Harmon** and **Nicci Steckel, N/K/A Stephanie Nicole Steckel Harmon** who are personally known to me or have produced Driver 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.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Jana Drury
Notary Public
Exp. 12-19-23

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 13 day of Sept., 2021.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Seal)

Affiant

Mark Harmon
Print Name

Jana Drury
Notary Public

My commission expires:

12-19-23

Jana Drury
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 103 ON THE PLAN OF THE ROW AT BERRY HILL TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 67, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE ROW AT BERRY HILL TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20071120-0135916, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTERS OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION OF COVENANTS. REFERENCE IS HEREBY MADE TO THE PLAN OF THE ROW AT BERRY HILL TOWNHOMES, AS SHOWN ON EXHIBIT "C" TO THE DECLARATION OF COVENANTS OF RECORD IN INSTRUMENT NO. 20071120-0135916, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT. BEING THE SAME PARCEL CONVEYED TO MARK HARMON AND NICI STECKEL FROM MARK HARMON, BY VIRTUE OF A DEED DATED 04/13/2016, RECORDED 08/31/2016, AS INSTRUMENT NO. 20160831-0091404 COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Tennessee Certification of Electronic Document

I, Megan LeFebvre, 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 09/13/2021 (date of document).

Affiant Signature

9-27-2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 27th day of September, 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