Karen Johnson Davidson County
Batch# 735312 DEEDQC
10/12/2021 03:14:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20211012-0137273

File Number: ORG-224895

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:
David M Alexander, 5301 A LOUISIANA AVE A , Nashville, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
091-07-0-389.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

David Michael Alexander, an unmarried man, and **Kenneth A. Alexander**, married to **Debra Wilbur Alexander**, hereinafter grantors, whose tax-mailing address is **5301 A LOUISIANA AVE A , Nashville, TN 37209**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **David Michael Alexander**, an unmarried man, hereinafter grantee, whose tax mailing address is **5301 A LOUISIANA AVE A , Nashville, TN 37209**, 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 ground situate, lying and being in the Davidson County, State of Tennessee and more particularly described as follows: Land in Davidson County, Tennessee, being Lot No. 1202, Block 20 on the Plan of Plan No. 2 West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. APN: 091-07-0-389.00
Property Address is: 5301 A LOUISIANA AVE A , Nashville, TN 37209

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20181127-0115591 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 091-07-0-389.00

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 September 23, 2021:

David Michael Alexander

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on September 23, 2021 by **David Michael Alexander** who is personally known to me or has produced Drivers Licence 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 WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 3-6-2024

Tamika White
Notary Public

Executed by the undersigned on 9/17, 2021:

Debra Wilbur Alexander

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on 9/17, 2021 by **Debra Wilbur Alexander** who is personally known to me or has produced FL Driv Lic 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

CLARE B. THERIEAU
Commission # GG 166294
Expires December 7, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

Executed by the undersigned on 9/17, 2021:

Kenneth A. Alexander

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on 9/17, 2021 by **Kenneth A. Alexander** who is personally known to me or has produced FL Drivers 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

CLARE B. THERIEAU
Commission # GG 166294
Expires December 7, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

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 $ 0.00 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 23rd day of September, 2021.

TAMIKA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 3-6-2024

(Seal)

Affiant

David Alexander
Print Name

Tamika White
Notary Public

My commission expires:

3/6/2024

Tamika White
Print Name

CTIC# n/a

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 9/23/2021 (date of document).

Affiant Signature

9/23/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this _23_ day of september, 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