THIS DOCUMENT PREPARED BY/FOR
MAIL TAXES TO:
James & Carissa Bauer
2124 Gina Lane
Hermitage TN 37076

Karen Johnson Davidson County
Batch# 744396 DEEDQC
10/26/2021 02:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211026-0143891

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QUITCLAIM DEED

Correcting Name Transaction Exempt from Transfer Tax per T.C.A. 67-4-409 (A)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **James Bauer n/k/a James A. Bauer, Jr. and Carissa Bauer**, hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **James A. Bauer, Jr. and Carissa N. Bauer, as Joint Tenants with Rights of Survivorship,** of 2124 Gina Lane, Hermitage TN 37076, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Hermitage, County of Davidson, State of Tennessee**, to-wit:

Being Lot No. 4, on the Plan of Tulip Reserve Subdivision, of record in Instrument 20091211-0113296, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Parcel ID No: 086 04 0D 004.00

Also known by street and number as: **2124 Gina Lane, Hermitage TN 37076**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Derivation Clause

The Instrument constituting the source of the Borrower's interest in the foregoing described property was a Deed, recorded at Book * at Page _____ in the Registry's Office of Davidson County, Tennessee.

*Instrument Number 20120904-0079320

WITNESS Grantor's hand this 18th day of October, 2021.

James Bauer n/k/a James A. Bauer, Jr.

Carissa Bauer

STATE OF Tennessee
COUNTY OF Davidson

On this the 18th day of October, 2021, before me, the undersigned officer, personally appeared **James Bauer n/k/a James A. Bauer, Jr. and Carissa Bauer**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

ANGEL BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission expires: 2/20/2023

Affidavit of Value

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.

James Bauer n/k/a James A. Bauer, Jr.

Carissa Bauer

State of Tennessee
County of Davidson

Subscribed and sworn before me this _____ day of October, 2021.

Notary Public

My Commission expires: 2/20/2023

ANGEL BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Cody Nall, 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 10/18/2021 (date of document).

Cody Nall
Affiant Signature

10/21/2021
Date

State of Florida

County of Brevard

Sworn to and subscribed before me this 21st day of October, 2021.

Sharon K Bell
Notary's Signature

MY COMMISSION EXPIRES: 02/07/2023

NOTARY'S SEAL

SHARON K BELL
Notary Public - State of Florida
Commission # GG 299506
My Comm. Expires Feb 7, 2023
Bonded through National Notary Assn.