Karen Johnson Davidson County
Batch# 747982 DEEDQC
11/02/2021 02:56:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211102-0146753

File Number: ORG-178742

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:**
**Jennifer Berry**, 513 S 9TH ST., Nashville, TN 37206

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 09304006300**

## 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.

**Jennifer Berry, who incorrectly took title as Jennifer Barry, single**, hereinafter grantor, whose tax-mailing address is **513 S 9TH ST., Nashville, TN 37206**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Jennifer Berry, married**, hereinafter grantee, whose tax mailing address is **513 S 9TH ST., Nashville, TN 37206**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Confederate Hill Plan of Lots, of record in Book 57, Page 32, Register's Office for said County, to which plan reference is hereby made for a more complete description. APN: 09304006300 Being the same premises conveyed from Cornerstone Investments, Inc., to Jennifer Barry in a deed dated 03/02/2009 and recorded date 03/06/2009 in Instrument Number 20090306-0020154 of the official records.**
**Property Address is: 513 S 9TH ST., Nashville, TN 37206**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20090306-0020154 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 09304006300

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 August 6, 2021:

Jennifer Berry who incorrectly took title as Jennifer Barry

**Jennifer Berry, who incorrectly took title as Jennifer Barry**

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 6, 2021 by **Jennifer Berry, who incorrectly took title as Jennifer Barry** 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
Notary Public

TAMIKA M. WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 6, 2024
COUNTY OF DAVIDSON

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 is $0.00.

Subscribed and sworn to before me

This 10th day of August, 20 21.

TAMIKA M. WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 6, 2024
COUNTY OF DAVIDSON

(Seal)

Affiant

Jennifer Berry
Print Name

Tamika M. White
Notary Public

My commission expires:

3/6/2024

Tamika M. White
Print Name

CTIC# _____

## CERTIFICATE OF AUTHENTICITY

I, JACQUELYN VOSS, 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 7/21/2020 (date of document).

Jacquelyn Voss

Affiant Signature

Date OCTOBER 27, 2021

State of NEBRASKA

County of DOUGLAS

Sworn to and subscribed before me this 27 day of October, 2021.

Karen J Tichenor

Notary's Signature

GENERAL NOTARY - State of Nebraska
KAREN TICHENOR
My Comm. Exp. November 15, 2021

MY COMMISSION EXPIRES: NOVEMBER 15, 2021