Karen Johnson Davidson County
Batch# 770377 DEEDQC
12/09/2021 07:21:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211209-0162962

After Recording, Return To:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1974478

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:
Rachel Rustmann, 4526 Michigan Avenue, Nashville, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
091 08 0S 002.00

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.

Rachel Rustmann, a single woman, and **Walter Rustmann**, a married man, joined by spouse **Karen Rustmann**, hereinafter grantors, whose tax-mailing address is **4526 Michigan Avenue, Nashville, TN 37209**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Rachel Rustmann**, a single woman, hereinafter grantee, whose tax mailing address is **4526 Michigan Avenue, Nashville, TN 37209**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at Instrument No. 20180228-0018779 in the Register's Office of Davidson County, Tennessee, recorded on 02/28/2018.

Parcel ID: 091 08 0S 002.00

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 November 27, 2021:

Rachel Rustmann

Walter Rustmann

Karen Rustmann

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Nov. 27, 2021 by **Rachel Rustmann** and **Walter Rustmann** and **Karen Rustmann** 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 27 day of Nov., 2024.

Affiant

Rachel Rustmann

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

CTIC# _____

EXHIBIT A
(LEGAL DESCRIPTION)

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows: Being a certain private element unit situated in Davidson County, Tennessee, and further known as Unit B on the Plan of 4524 Michigan Avenue Townhomes, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for 4524 Michigan Avenue Townhomes, of record in Instrument No. 20170306-0022119, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4524 Michigan Avenue Townhomes provided in said Declaration, together with the By-Laws appended thereto, the plat filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

PROPERTY ADDRESS: 4526 Michigan Avenue, Nashville, TN 37209

Tennessee Certification of Electronic Document

I, Courtney Kern, 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 **11-27-2021** (date of document).

Courtney Kern
Affiant Signature

12/1/2021
Date

State of Pennsylvania
County of Allegheny

Sworn to and subscribed before me this 1st day of December, 2021.

Suzanne G Rafla
Notary's Signature

MY COMMISSION EXPIRES: 3-9-2025

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Suzanne G Rafla, Notary Public
Allegheny County
My Commission Expires March 9, 2025
Commission Number 1394145