Karen Johnson Davidson County
Batch# 770543 DEEDQC
12/09/2021 09:54:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20211209-0163179

File Number: ORG-256423

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:
NOAH PLOEGMAN and **KACIE PLOEGMAN**, 1614 LITTON AVE # B., NASHVILLE, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 072110V00200CO

QUITCLAIM DEED

Exempt: Section 105-228.29(6): If no consideration in property or money is due or paid by the transferee to the transferor

NOAH PLOEGMAN, now married to **KACIE PLOEGMAN**, hereinafter grantor, whose tax-mailing address is **1614 LITTON AVE # B., NASHVILLE, TN 37216**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **NOAH PLOEGMAN** and **KACIE PLOEGMAN**, a married couple, hereinafter grantees, whose tax mailing address is **1614 LITTON AVE # B., NASHVILLE, TN 37216**, 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 County of Davidson, State of Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B, 1614 Litton Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1614 Litton Avenue Townhomes of record in Instrument Number 20150812- 0080938, 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: 072110V00200CO

Property Address is: 1614 LITTON AVE # B., NASHVILLE, TN 37216

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument Number 20170804-0079586 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 072110V00200CO

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 NOV 15, 2021:

KACIE PLOEGMAN

STATE OF TN
COUNTY OF Dav

The foregoing instrument was acknowledged before me on NOV 15, 2021 by **KACIE PLOEGMAN** who is personally known to me or has produced NC 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.

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

Notary Public DEREK TRUELOVE

Executed by the undersigned on NOV 15, 2021:

NOAH PLOEGMAN

STATE OF TN
COUNTY OF Dav

The foregoing instrument was acknowledged before me on NOV 15, 2021 by **NOAH PLOEGMAN** who is personally known to me or has produced DL 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 DEREK TRUELOVE

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

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 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 15 day of NOV, 20 21.

Affiant

Print Name

(Seal)

Notary Public

My commission expires:

03/04/2024

Print Name

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

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 11/15/2021 (date of document).

Affiant Signature

11/15/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 15 day of Nov, 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