Karen Johnson Davidson County
Batch# 770982 DEEDQC
12/09/2021 10:33:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20211209-0163245

Commitment Number: TN21104327

After Recording, Send To:

BOSTON NATIONAL TITLE AGENCY,LLC
400 ROUSER RD STE 500
CORAOPOLIS, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170. File Number: TN21104327.

New Property Owner/Mail Tax Statements To:
Kimberly Kimmel, 1116 N 6TH ST, NASHVILLE, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
082-04-0-017-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(3)(E): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Robert Kimmel and **Kimberly Kimmel who acquired title as Kimberly Dana,** a formerly married couple who are now divorced pursuant to the Final Decree of Divorce, filed in the Fourth Circuit Court for Davidson County, Tennessee at Nashville, as Case No. 17D 1670, on June 8, 2021, who acquired title as husband and wife, both of whom are unmarried, hereinafter grantors, whose tax-mailing address is **1116 N 6TH ST, NASHVILLE, TN 37207**, for $ **1.00 (ONE DOLLAR)** in consideration paid, grant and quitclaim to **Kimberly Kimmel**, unmarried woman, hereinafter grantee, whose tax mailing address is **1116 N 6TH ST, NASHVILLE, TN 37207**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 127 AND THE SOUTHERLY 24 FEET OF LOT NO. 126 ON THE PLAN OF OAKWOOD PARK OF RECORD IN PLAT BOOK 421, PAGE 12, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. SAID LOT

AND SAID PART OF SAID LOT FRONT 55 FEET ON THE WESTERLY SIDE OF NORTH 6TH STREET AND RUN BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY. Tax ID: 082-04-0-017-00
Property Address is: 1116 N 6TH ST, NASHVILLE, TN 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument Number. 20130130-0009652 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 082-04-0-017-00

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 6/24, 2021:

Robert Kimmel

STATE OF PA
COUNTY OF Berks.

The foregoing instrument was acknowledged before me on June 24, 2021 by **Robert Kimmel,** who is personally known to me or has produced IN D.L. as identification, and furthermore, the aforementioned person has acknowledged that their signature was their free and voluntary act for the purposes set forth in this instrument.

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Phyllis Wisniewski, Notary Public
Berks County
My Commission Expires June 14, 2024
Commission Number 1180958

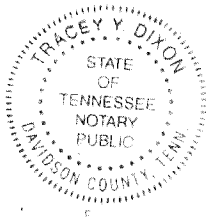
Executed by the undersigned on 7-19, 2021:

Kimberly Kimmel who acquired title as Kimberly Dana

STATE OF Tennessee
COUNTY OF DN

The foregoing instrument was acknowledged before me on 7-19, 2021 by **Kimberly Kimmel who acquired title as Kimberly Dana,** who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that their signature was their free and voluntary act for the purposes set forth in this instrument.

Notary Public



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 $ **1.00** 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 19th day of July, 2021.

Affiant

Kimberly Kimmel

Print Name

(Seal) TRACEY Y. DIXON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My commission expires:

9-2-2024

Tracey Y. Dixon

Print Name

CTIC# N/A

True Copy Certification
State of Tennessee

I, AARON AVERY, 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 **JUNE 24,2021** .

Affiant Signature

JUNE 24,2021
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this **24** day of **JUNE**, 20**21**.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462