Karen Johnson Davidson County
Batch# 782744 DEEDQC
01/03/2022 10:39:30 AM 6 pgs
Fees: $33.00 Taxes: $92.50
20220103-0000312

File Number: ORG-254415

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:
Garold U. Wiseman, 2501 Western Hills Dr., Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
073-03-0-067.00

QUITCLAIM DEED

Garold U. Wiseman and **Florence Wiseman**, now divorced, hereinafter grantors, whose tax-mailing address is **2501 Western Hills Dr., Nashville, TN 37214**, for $25,000.00 (Twenty Five Thousand Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Garold U. Wiseman**, hereinafter grantee, whose tax mailing address is **2501 Western Hills Dr., Nashville, TN 37214**, 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, Tennesee being Lot No. 28 on the Plan of Sutherland Heights, Section I, as of record in Plan Book 2663, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

APN: 073-03-0-067.00

Property Address is: 2501 Western Hills Dr., Nashville, TN 37214

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Book 10200, Page 323 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 073-03-0-067.00

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 December 1, 20 21 :

Garold U. Wiseman

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 1, 20 21 by **Garold U. Wiseman** 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.

Notary Public

CATRENA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-23

Executed by the undersigned on December 1, 20 21 :

This deed acknowledges full compliance with all the terms and conditions and any property settlement agreement related to the final decree in Davidson County Superior Court, Case Number: 19D-971 relating to subject premises. Florence A. Wiseman acknowledges he/she is being paid $25,000.00 and no additional money or other consideration is owed to him/her for this real property.

Florence Wiseman

Florence Wiseman

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 1, 20 21 by **Florence Wiseman** 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.

Notary Public

CHERNA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of PA
County of Allegheny

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 $ 25,000.00 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 16th day of December, 2021.

Commonwealth of Pennsylvania - Notary Seal
Zachariah Dye, Notary Public
Allegheny County
My commission expires April 07, 2025
Commission number 1396198

Affiant

Stefania Schneider
Print Name

(Seal)

Notary Public

My commission expires:

04-07-2025

Zachariah Dye
Print Name

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 1ST DECEMBER 2021 (date of document).

Affiant Signature

1ST DECEMBER 2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 1ST day of DECEMBER, 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