Karen Johnson Davidson County
Batch# 783665 DEEDQC
01/04/2022 10:34:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220104-0001088

Commitment Number: 28619090
Seller's Loan Number: 0577261324

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, 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.

New Property Owner/Mail Tax Statements To:
Erick Charles, 1206 Stainback Ave., Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
071 15 0 435.00

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.

Erick Charles and **Tara Chalres, F/K/A Tara Curtis, husband and wife**, whose mailing address is **1206 Stainback Ave., Nashville, TN 37207**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Erick Charles** and **Tara Charles, husband and wife** hereinafter grantee, whose tax mailing address is **1206 Stainback Ave., Nashville, TN 37207**, as tenants by the entirety, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 1206 Stainback Ave., Nashville, TN 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20171130-0122170 in the Register's Office of Davidson County, Tennessee.

State of TN
County of Wilson

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 9 day of July, 2021.

Affiant

Donna Sergi
Print Name

(Seal)

SEAN J. HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My commission expires:

1-2-24

Sean Huddleston
Print Name

Parcel ID: 071 15 0 435.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 7-9, 2021:

Erick Charles

Tara Chalres, F/K/A Tara Curtis

STATE OF TN
COUNTY OF Wilson

The foregoing instrument was acknowledged before me on 7-9, 2021 by **Erick Charles** and **Tara Chalres, F/K/A Tara Curtis** who are personally known to me or have produced drivers licenses 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

EXPIRATION: 01-02-2024

SEAN J. HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A
(LEGAL DESCRIPTION)

Land In Davidson County, Tennessee, being Lot No. 106, and the South 17 feet 2 inches, more or less of Lot No. 107 on the Plan of Sharpe and Horns 1st Addition, North E Nashville of record in Plat Book 57, page 152, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same parcel conveyed to Erick Charles and Tara Curtis from Catherine S. Han,, by virtue of a deed dated 11/13/2017, recorded 11/30/2017, as instrument no. 20171130-0122170 county of Davidson, state of Tennessee.

Tennessee Certification of Electronic Document

I, LUKE BINGHAM, 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 7-9-2021 (date of document).

Luke Bingham
Affiant Signature

12-28-2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 28th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries