Karen Johnson Davidson County
Batch# 790008 DEEDQC
01/13/2022 02:20:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220113-0005308

Commitment Number: TN21105348

After Recording, Send To:
Boston National Title LLC
400 Rouser Rd. Bldg. 2 Suite 101
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. File Number: TN21105348.

New Property Owner/Mail Tax Statements To:
Gregory S. Creel, 1925 Hawks Nest Dr., Nashville, TN 37076

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
098-06-0A245.00CO

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.

Gregory S. Creel, an unmarried man and **Laura R. Schrader**, an unmarried woman, joint tenants with right of survivorship, hereinafter grantors, whose tax-mailing address is **1925 Hawks Nest Dr., Nashville, TN 37076**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Gregory S. Creel**, an unmarried man, as sole and separate property, hereinafter grantee, whose tax mailing address is **1925 Hawks Nest Dr., Nashville, TN 37076**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 219 ON THE FINAL PLAT OF PHASE TWO, SECTION D, BRIDGEWATER, OF RECORD IN INSTRUMENT NO. 20070419-0047123, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.
Property Address is: 1925 Hawks Nest Dr., Nashville, TN 37076

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at Instrument No. 20160711-0070618 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 098060A24500CO

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 October 4, 2021:

Gregory S. Creel

Laura R. Schrader

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 4, 2021 by **Gregory S. Creel** and **Laura R. Schrader** who are personally known to me or have produced TN Driver Lic 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.

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Ella K. Butler
Notary Public

MY COMMISSION EXPIRES:
07/09/2024

State of TN
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 4 day of October, 2021.

Gregory S. Creed Laura R. Schrader
Affiant

Gregory S. Creed
Print Name

(Seal)

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Ella K. Butler
Notary Public

My commission expires:
07/09/2024

Ella K. Butler
Print Name

CTIC# _____

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 22nd, 2021.

Affiant Signature

10/4/21
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 4 day of OCT., 2021.

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