Karen Johnson Davidson County
Batch# 806473 DEEDWARR
02/15/2022 04:14:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220215-0017708

Commitment Number: TN21106434

After Recording, Send To:
KEVIN HENDERSON AND
MEREDITH HENDERSON
116 BROOKFIELD AVE.,
NASHVILLE, TN 37205
TN21106434-AF

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number: TN21106434.

New Property Owner/Mail Tax Statements To:
Kevin Henderson and **Meredith Henderson**, 116 Brookfield Ave., Nashville, TN 37205

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
129 08 0 115.00

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.

Kevin Henderson and **Meredith Henderson who acquired title as Meredith Weigel**, husband and wife, their heirs and assigns forever, hereinafter grantors, whose tax-mailing address is **116 Brookfield Ave., Nashville, TN 37205**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Kevin Henderson** and **Meredith Henderson**, husband and wife, hereinafter grantees, whose tax mailing address is **116 Brookfield Ave., Nashville, TN 37205**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING TRACT OR PARCEL OF LAND, SITUATED AND LYING AND BEING IN DAVIDSON COUNTY, TENNESSEE, BOUND AND DESCRIBED AS FOLLOWS, TO-WIT: LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING KNOWN AND DESIGNATED AS ALL OF LOT NO. 7 OF BLOCK "E" ON THE SECOND REVISED PLAN OF THE HIGHLANDS OF BELLE MEADE NO. 2, AS SHOWN ON THE PLAT OF THE SAME OF RECORD IN PLAT BOOK 1130, PAGES 71 AND 72, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO

WHICH PLAT SPECIFIC REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.
Property Address is: 116 Brookfield Ave., Nashville, TN 37205

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument No. 20170320-0027007 in the Register's Office of Davidson County, Tennessee.

Parcel ID: Tax ID: 129 08 0 115.00

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 January 31, 2022:

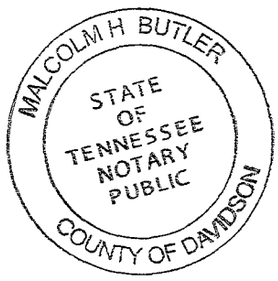
Kevin Henderson
Kevin Henderson

Meredith Henderson
Meredith Henderson who acquired title as Meredith Weigel

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 31, 2022 by **Kevin Henderson** and **Meredith Henderson who acquired title as Meredith Weigel** who are personally known to me or have produced TN Driver License 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.

Malcolm H. Butler
Notary Public



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 $ 0.00 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 31st day of January, 2022.

Kevin Henderson
Affiant

Kevin Henderson
Print Name

(Seal)

MALCOLM H. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Malcolm H. Butler
Notary Public

My commission expires:

7-9-2024

Malcolm H. 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 JANUARY 31, 2022

Affiant Signature

FEBRUARY 4, 2022
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 4 day of FEBRUARY, 2022.

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