Karen Johnson Davidson County
Batch# 807025 DEEDQC
02/17/2022 08:26:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220217-0018332

Commitment Number: 28575977

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, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Maxwell Robert Stoffer, 116 40th Ave N, Nashville, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
104-01-0-275

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.

Maxwell Robert Stoffer, an unmarried man, and ~~Delores~~ Dolores A. **Stoffer**, a married woman, joined by spouse **Jeff Hausman**, whose mailing address is **116 40th Ave N, Nashville, TN 37209**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Maxwell Robert Stoffer**, an unmarried man, hereinafter grantee, whose tax mailing address is **116 40th Ave N, Nashville, TN 37209**, 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: 116 40th Ave N, Nashville, TN 37209

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20200612-0060421 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 104-01-0-275

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 June 9, 2021:

Maxwell Robert Stoffer

~~Delores A. Stoffer~~
Dolores A. Stoffer

Jeff Hausman

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 9, 2021 by **Maxwell Robert Stoffer**, **Delores A. Stoffer** and **Jeff Hausman** who are personally known to me or have produced Drivers 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.

TIONBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

my commission expires: 12/21/24

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 is $ Ø.

Subscribed and sworn to before me

This 9th day of June, 2021.

TIOMBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

(Seal)

Affiant

Maxwell Staffer
Print Name

Notary Public

My commission expires:

12/21/24

Tiombe Walton
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

The following described property:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Part of West Grove Subdivision, as of Record In Book 421, page 87, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts SO Feet on the Easterly side of 40th Avenue North, and Runs Back between Parallel Lines 160 Feet to an Alley.

Being the same parcel conveyed to Maxwell Robert Stoffer and Man And Delores A. Stoffer from Thomas Robulack, by virtue of a deed dated 06/09/2020, recorded 06/12/2020, in deed book , page , as instrument no. 20200612-0060421 county of Davidson, state of Tennessee.

Assessor's Parcel No: 104-01-0-275

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 6-9-2021 (date of document).

Luke Bingham
Affiant Signature

2-2-2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 2nd day of February, 2022.

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