Karen Johnson Davidson County
Batch# 809798 DEEDQC
02/23/2022 10:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220223-0020408

File Number: 22255724R -QCD

After Recording Return To:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034

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.

New Property Owner/Mail Tax Statements To:
Aaron A. Fogel and **Autumn Eggleston Fogel**, 7149 Commonwealth Circle, Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
126 15 0B 237.00

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.

Aaron H. Fogel, who erroneously acquired title as Aaron A. Fogel, married, whose mailing address is **7149 Commonwealth Circle, Nashville, TN 37221**, hereinafter grantor, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Aaron H. Fogel** and **Autumn A. Eggleston Fogel**, a married couple, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **7149 Commonwealth Circle, Nashville, TN 37221**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 159 ON THE PLAN OF SECTION TWO, LEXINGTON POINT SUBDIVISION OF RECORD IN INSTRUMENT NO. 20010515-00049954, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,

TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PREMISES CONVEYED UNTO AARON A. FOGEL, A MARRIED PERSON, BY VIRTUE OF DEED FROM KEVIN PENNINGTON AND MALINDA PENNINGTON, HUSBAND AND WIFE, DATED DECEMBER 15, 2004, RECORDED DECEMBER 17, 2004, IN INSTRUMENT: 20041217-0150315 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property Address is: 7149 Commonwealth Circle, Nashville, TN 37221

Parcel ID: 126 15 0B 237.00

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 February 7, 2022:

Aaron H. Fogel, who erroneously acquired title as Aaron A. Fogel

Aaron H. Fogel, who erroneously acquired title as Aaron A. Fogel

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 7, 2022 by **Aaron H. Fogel, who erroneously acquired title as Aaron A. Fogel** 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.

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

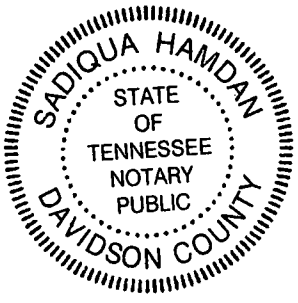
Notary Public
My commission Expires 3/3/2025

State of Tennessee
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 $ 0.

Subscribed and sworn to before me

This 7 day of February, 2022.



(Seal)

Affiant

Print Name

Notary Public

My commission expires:

3/3/2025

SADIQUA HAMDAN

Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Khaliyah Stewart, 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 2/7/2022 (date of document).

Affiant Signature

2/9/2022
Date

State of FL

County of Brevard

Sworn to and subscribed before me this 9 day of February, 2022

Notary's Signature

MY COMMISSION EXPIRES: 02/07/2027

NOTARY'S SEAL

SHARON K BELL
Notary Public - State of Florida
Commission # GG 299506
My Comm. Expires Feb 7, 2023
Bonded through National Notary Assn.