Karen Johnson Davidson County
Batch# 816164 DEEDQC
03/04/2022 03:46:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20220304-0025251

Commitment Number: 29679832
Seller's Loan Number: 980121138209

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

New Property Owner/Mail Tax Statements To:
Elizabeth C Ammerman, 950 Mansfield Ave., Nashvile, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
082 08 0 361.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(3)(E): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Elizabeth C Ammerman, (whose mailing address is **950 Mansfield Ave., Nashville, TN 37206)** and **Hugh T Ammerman**, (whose mailing address is 950 Mansfield Ave, Nashville, TN 37206), who were formerly a married couple but are now divorced as per Case No.: 21D-387 IN THE FOURTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE December 8, 2021, and are both now unmarried persons, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Elizabeth C Ammerman, single**, hereinafter grantee, whose tax mailing address is **950 Mansfield Ave., Nashville, TN 37206**, 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

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20170411-0035308 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 082 08 0 361.00

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.

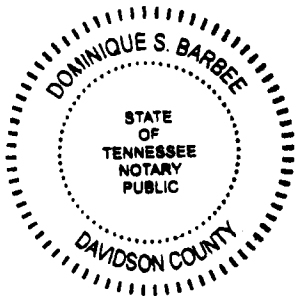
The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 $0.00.

Subscribed and sworn to before me

This 28 day of January, 2022.



(Seal)

Elizabeth C Ammerman
Affiant

Elizabeth C. Ammerman
Print Name

Dominique Barbee
Notary Public

My commission expires:

1-6-2025

Dominique Barbee
Print Name

Executed by the undersigned on January 28th, 2022:

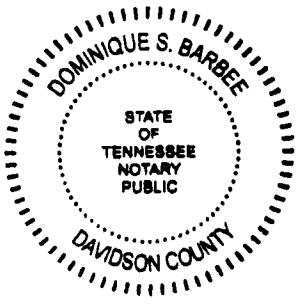
Elizabeth C Ammerman

Elizabeth C Ammerman

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 28, 2022 by **Elizabeth C Ammerman** who are personally known to me or have produced 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.

Dominique Barbee
Notary Public



Executed by the undersigned on Jany 25th, 2022:

Hugh T Ammerman

STATE OF Tennessee
COUNTY OF Rutherford

The foregoing instrument was acknowledged before me on Jany 25th, 2022 by **Hugh T Ammerman** who are personally known to me or have produced 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.

Notary Public Lee M. Caldwell

LEE M. CALDWELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

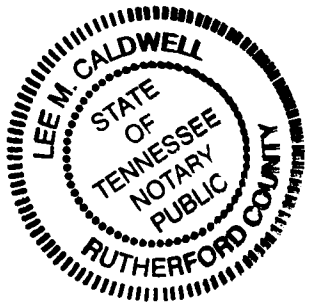
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 25th day of January, 2022.

Affiant

Hugh T. Ammerman
Print Name



(Seal)

Notary Public

My commission expires:

06.23.2025
06.23.2025

Lee M. Caldwell
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 ON THE PLAN OF PHILIP OLWILL'S ADDITION TO EAST NASHVILLE RECORD IN PLAT BOOK 57, PAGE 134, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO ELIZABETH C AMMERMAN AND HUGH T AMMERMAN WIFE AND HUSBAND FROM ELIZABETH C HALL NOW KNOWN AS ELIZABETH C AMMERMAN, DATED 01/26/2017, RECORDED 04/11/2017, DEED INSTRUMENT # 20170411-0035308, 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 1-25-2022 (date of document).

Luke Bingham
Affiant Signature

2/21/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 21st 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