Karen Johnson Davidson County
Batch# 818673 DEEDQC
03/09/2022 02:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220309-0027191

Commitment Number: TN21105288

After Recording, Send To:

BOSTON NATIONAL TITLE
400 ROUSER ROAD
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: TN21105288.

New Property Owner/Mail Tax Statements To:
Brittany Jill Soler, 1606 SHELBY AVE, NASHVILLE, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
083-13-0-515-00

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.

Brittany Jill Soler who acquired title as Brittany J. Soler, unmarried who acquired title as married, hereinafter grantor, whose tax-mailing address is **1606 SHELBY AVE, NASHVILLE, TN 37206**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Brittany Jill Soler**, unmarried, hereinafter grantee, whose tax mailing address is **1606 SHELBY AVE, NASHVILLE, TN 37206**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING LOT NO. 14 ON THE PLAN OF EDGEFIELD LAND CO'S FIRST SUB-DIVISION OF RECORD IN PLAT BOOK 57, PAGE 130, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.
Property Address is: 1606 SHELBY AVE, NASHVILLE, TN 37206

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument No. 20170329-0030463 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 083-13-0-515-00

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.

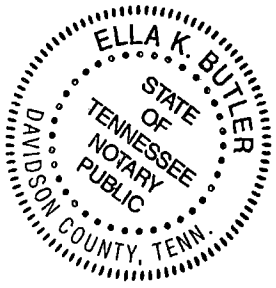
Executed by the undersigned on January 14, 2022:

Brittany Jill Soler who acquired title as Brittany J Soler

Brittany Jill Soler who acquired title as Brittany J. Soler

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on January 14, 2022 by **Brittany Jill Soler who acquired title as Brittany J. Soler** who is personally known to me or has produced TN Driver Lic as identification, and furthermore, the aforementioned person has acknowledged that their signature was their free and voluntary act for the purposes set forth in this instrument.



Ella K Butler
Notary Public
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 $ **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 14 day of January, 2022.

Brittany Jill Solch who acquired title as Brittany J Solch
Affiant

BRITTANY JILL SOLCH WHO ACQUIRED TITLE AS BRITTANY J SOLCH
Print Name

(Seal)

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

Ella K Butler
Notary Public

My commission expires:

07/09/2024

Ella K. Butler
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Richelle Atkinson, 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 **02/17/2022** (date of document).

Affiant Signature

02/17/2022

Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 27 day of OCT, 2021.

Notary's Signature
PAMUELA L WOOD

MY COMMISSION EXPIRES: 02/07/2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462