Karen Johnson Davidson County
Batch# 820311 DEEDQC
03/11/2022 11:23:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220311-0028659

Commitment Number: TN22106658

After Recording, Send To:
BOSTON NATIONAL TITLE AGENCY
400 ROUSER ROAD, SUITE 500
CORAOPOLIS, PA 15108

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: TN22106658.

New Property Owner/Mail Tax Statements To:
John Perry Buffham, 1500 CORDER DR, NASHVILLE TN 37206-1204

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
072-16-0-237-00

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.

John Perry Buffham, an unmarried man and **Jason A. Chandler,** married to **Rosemary Chandler,** as tenants in common with right of survivorship, hereinafter grantors, whose tax-mailing address is **1500 CORDER DR, NASHVILLE, TN 37206-1204**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **John Perry Buffham**, an unmarried man hereinafter grantee, whose tax mailing address is **1500 CORDER DR, NASHVILLE, TN 37206-1204**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A certain Tract or Parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land near Nashville, Davidson County, Tennessee, being Lot No. 13 on the Map of Dugger Heights, as of record in Plat Book 1424, page 102, Register's Office for Davidson County, Tennessee. Beginning at a point in the west margin of Corder Drive at the corner of Lots No. 12 and 13; thence with the line between said lots westerly 183.63 feet to a point; thence southerly 87 feet to the north margin of Sheridan Drive; thence with the margin of same around a slight curve, easterly 152.66 feet to the beginning of a curve; Thence around

said curve, northeasterly 28.96 feet to the west margin of Corder Drive; thence with the margin of the same, northerly 56.36 feet to the beginning.
Property Address is: 1500 CORDER DR, NASHVILLE, TN 37206-1204

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument No. 20120604-0048601 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 072-16-0-237-00

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 February 19, 2022.

John Perry Buffham

Jason A. Chandler

Rosemary Chandler

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on February 19, 2022 by **John Perry Buffham, ~~Jason A. Chandler and Rosemary Chandler~~** who are personally known to me or have produced TN DL only 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.

Ella K Butler
Notary Public

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

Executed by the undersigned on February 17, 2022:

John Perry Buffham

Jason A. Chandler

Rosemary Chandler
Rosemary Chandler

STATE OF Ohio
COUNTY OF Lorain

The foregoing instrument was acknowledged before me on February 17, 2022 by ~~**John Perry Buffham**~~, **Jason A. Chandler and Rosemary Chandler** 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.

Notary Public

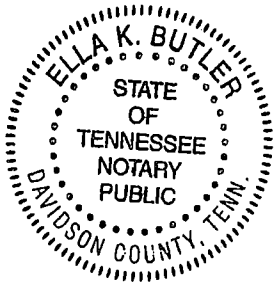


State of TN
County of Davidson

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 $ 1.00 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 19 day of February, 2022.



(Seal)

John Perry Buffham
Affiant

John Perry Buffham
Print Name

Ella K Butler
Notary Public

My commission expires:

07/09/2024

Ella K. 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 **2/19/2022** .

Affiant Signature

3/4/2022
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this **4** day of **March**, 20**22**.

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