Karen Johnson Davidson County
Batch# 826493 DEEDWARRSP
03/22/2022 02:34:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220322-0032935

Commitment Number: TN22106820

After Recording, Send To:

Boston National Title Agency
400 Rouser Rd. BLDG 2 STE 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: TN22106820.

New Property Owner/Mail Tax Statements To:
Nicolo Davidson and Terri Marie Scott, husband and wife, 1604 Lillian St., Nashville, Tennessee 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
83.13-456.00

SPECIAL WARRANTY DEED

Exempt: Section 67-4-409(a)(3)(A)(i):Is creation or dissolution of a tenancy by the entirety by the conveyance from one spouse to the other

Nicolo Davidson, now married to **Terri Marie Scott**, who acquired title as single, hereinafter grantor, whose tax-mailing address is **1604 Lillian St., Nashville, Tennessee 37206**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Nicolo Davidson** and **Terri Marie Scott**, husband and wife, as tenants by the entireties, hereinafter grantee, whose tax mailing address is **1604 Lillian St., Nashville, Tennessee 37206**, the following real property:

Being Lot No. 327 on the Map of Edgefield Land Co's Second Addition to Nashville of record in Book 57, page 152 Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.
Property Address is: 1604 Lillian St., Nashville, Tennessee 37206

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument No. 20120209-0011582 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 83.13-456.00

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.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 3/2, 2022:

Nicolo Davidson

Terri Marie Scott

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on 3/2, 2022 by **Nicolo Davidson** and **Terri Marie Scott** who are personally known to me or have produced DRIVERS LIC 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.

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

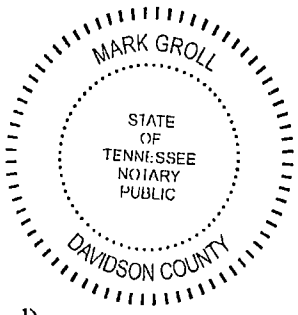
Maximum principal indebtedness for Tennessee recording tax purposes is 1.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 1.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 2 day of MARCH, 2022.



(Seal)

Affiant

Nicole Davidson
Print Name

Notary Public

My commission expires:

3/7/23

MARK GROLL
Print Name

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 3-2-2022 .

Affiant Signature

3-2-2022

Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 3rd 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