Karen Johnson Davidson County
Batch# 827378 DEEDQC
03/23/2022 03:27:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220323-0033675

Commitment Number: 27313844

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
JAMES ANDREW HEARN and **MARY JOY NILLASCA**, 3211 Meade Ave, Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
133 01 0 027.00

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.

JAMES ANDREW HEARN and **MARY JOY NILLASCA HEARN, N/K/A MARY JOY NILLASCA, HUSBAND AND WIFE**, whose mailing address is **3211 Meade Ave, Nashville, TN 37211**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **JAMES ANDREW HEARN** and **MARY JOY NILLASCA, HUSBAND AND WIFE**, AS JOINT TENANTS, hereinafter grantees, whose tax mailing address is **3211 Meade Ave, Nashville, TN 37211**, 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

Property Address is: 3211 Meade Ave, Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20180412-0034640 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 133 01 0 027.00

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 9-28, 2020:

JAMES ANDREW HEARN

MARY JOY NILLASCA HEARN N/K/A
MARY JOY NILLASCA

MARY JOY NILLASCA HEARN, N/K/A MARY JOY NILLASCA

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 9-28, 2020 by **JAMES ANDREW HEARN** and **MARY JOY NILLASCA HEARN, N/K/A MARY JOY NILLASCA** who are personally known to me or have produced DL 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

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires
6-19-2021

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 is $0.00.

Subscribed and sworn to before me

This 28 day of September, 2020.

MARY JOY NILLASCA HEARN N/K/A
MARY JOY NILLASCA
MaryJoy Nillasca Hearn N/K/A
Mary Joy Nillasca

Affiant

James Andrew Hearn

Print Name

(Seal)

Notary Public

My commission expires:

6.19.21

Tonya Greer

Print Name

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

EXHIBIT A
(LEGAL DESCRIPTION)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE MAP OF WM. COLEMAN'S SUBDIVISION OF 7.08 ACRES OFF THE WEST PART OF RADNOR COLLEGE LAND AS OF RECORD IN BOOK 547, PAGE 181, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 13 FRONTS 42-1/4 FEET ON THE WESTERLY SIDE OF SOUTH MEADE STREET AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE SOUTHERLY MARGIN OF DRAKE AVENUE, 150 FEET TO AN ALLEY. Being the same parcel conveyed to JAMES ANDREW HEARN AND MARY JOY NILLASCA HEARN, from GAY CAMERON, AND JAMES ANDREW HEARN and MARY JOY NILLASCA HEARN, by virtue of a deed dated 04/02/2018, recorded 04/12/2018, as Instrument No. 20180412-0034640, County of Davidson, State of Tennessee. Assessor's Parcel No: 133 01 0 027.00

Tennessee Certification of Electronic Document

I, CHRIS SCHMAC, 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 9-28-2020 (date of document).

Chris Schmac
Affiant Signature

1-13-2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 13th day of January, 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