AFTER RECORDING RETURN TO:
AMC SETTLEMENT SERVICES
345 ROUSER RD BLDG 5
CORAOPOLIS, PA 15108
File No. 50023834

This document prepared by:
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Parcel ID No.: 105-01-0-209.00

Karen Johnson Davidson County
Batch# 832229 DEEDQC
03/31/2022 10:53:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220331-0037394

QUITCLAIM DEED

THIS DEED made and entered into on this 1ST day of MARCH, 20 22, by and between **Miriam R. Erickson, F/K/A Miriam R. Martin, a married person who acquired title as unmarried, joined in execution by her spouse, Joren Erickson**, a mailing address of 1209 Tremont St, Nashville, TN 37212, hereinafter referred to as Grantor(s) and **Joren Erickson and Miriam R. Erickson, a married couple,** a mailing address of 1209 Tremont St, Nashville, TN 37212, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 1209 Tremont St, Nashville, TN 37212

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20080414-0037468, recorded on 04/14/2008 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Miriam R. Erickson F/K/A Miriam R. Martin

Miriam R. Erickson F/K/A Miriam M. Martin

Joren Erickson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Miriam R. Erickson F/K/A Miriam M. Martin and Joren Erickson, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in TENNESSEE, this 1ST day of MARCH, 20 22.

Notary Public
My Commission expires: 6/26/2024

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

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

Affiant

Print Name: Miriam Erickson Joren Erickson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to before me this 1 day of MARCH, 2022.

Notary Public
My Commission Expires: 6/26/2024

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and address for person(s) responsible for taxes:

Joren Erickson and Miriam R. Erickson
1209 Tremont St
Nashville, TN 37212

Name and address of property owner:

Joren Erickson and Miriam R. Erickson
1209 Tremont St
Nashville, TN 37212

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND, IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE AS MORE FULLY DESCRIBED IN DEED DOCUMENT NUMBER 20080414-0037468 AND PARCEL # 10501020900, BEING KNOWN AND DESIGNATED AS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EAST 40 FEET OF LOT NO. 52, ON THE PLAN OF BOYD'S AMENDED TRACT, OF RECORD IN BOOK 21, PAGE 83, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. SAID PART OF LOT 52 FRONTS 40 FEET ON THE SOUTHERLY SIDE OF TREMONT STREET AND RUNS BACK BETWEEN PARALLEL LINES ALONG THE WESTERLY MARGIN OF COVE STREET, 168 FEET TO AN ALLEY.

INCLUDED WITH SAID PROPERTY IS THE ADDITIONAL LAND INCLUDED IN BILL NO. 78-119 OF THE METROPOLITAN GOVERNMENT OF RECORD IN BOOK 5378, PAGE 735, SAID REGISTER'S OFFICE WHICH WAS THEREBY ADDED TO THE PROPERTY DESCRIBED ABOVE.

FOR INFORMATIONAL PURPOSES ONLY: MORE COMMONLY KNOWN AS:
1209 TREMONT ST
NASHVILLE, TN 37212

PARCEL ID NUMBER: 105-01-0-209.00

BEING THE SAME PROPERTY ACQUIRED BY MIRIAM R MARTIN, UNMARRIED BY DEED OF JASON BOCKMAN AND WIFE ERICA BOCKMAN, DATED 04/11/2008 AND RECORDED 04/14/2008 IN DOCUMENT NUMBER 20080414-0037468

PROPERTY COMMONLY KNOWN AS: 1209 TREMONT ST, NASHVILLE, TN 37212

Tennessee Certification of Electronic Document

I, Nic Cronin, 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 3/1/2022 (Date of Document).

N. C.

Affiant Signature

3/3/2022

Date

State of PA

County of Allegheny

Sworn to and subscribed before me, Virginia L.W. Juzwick this 3rd day of March, 2022.

Virginia L W Juzwick

Notary's Signature – Virginia L.W. Juzwick

Commonwealth of Pennsylvania - Notary Seal
Virginia L W Juzwick, Notary Public
Allegheny County
My commission expires August 31, 2022
Commission number 1080981

MY COMMISSION EXPIRES: 8-31-2022

NOTARY'S SEAL