Karen Johnson Davidson County
Batch# 834389 DEEDQC
04/04/2022 03:50:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220404-0038949

File Number: ORG-289728

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
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.

New Property Owner/Mail Tax Statements To:
Alfonso Frio and **Teresa Merryman**, 201 BROOKFIELD AVE., NASHVILLE, TN 37205

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 13009010200

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Kathy Carmon, Trustee of The Merry Fox Farms Trust, dated November 26, 2002, hereinafter grantor, whose tax-mailing address is **201 BROOKFIELD AVE., NASHVILLE, TN 37205**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Alfonso Frio** and **Teresa Merryman**, married, as joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is **201 BROOKFIELD AVE., NASHVILLE, TN 37205**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot No. 19, Block 4, on the Plan of The Highlands at Belle Meade, No. 1, as shown on plat of record in Plat Book 547, Page 180, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. APN: 13009010200 Being the same premises conveyed from Alfonso C. Frio and from Teresa D. Merryman to Kathy Carmon, Trustee of The Merry Fox Farms Trust, dated November 26, 2002 in a deed dated 07/01/2021 and recorded date 07/12/2021 in Instrument Number 20210712-0093292 of the official records.
Property Address is: 201 BROOKFIELD AVE., NASHVILLE, TN 37205

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20210712-0093292 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 13009010200

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 2-8, 2022:

Kathy Carmon, Trustee

Kathy Carmon, Trustee of The Merry Fox Farms Trust, dated November 26, 2002

STATE OF TN
COUNTY OF Trousdale

The foregoing instrument was acknowledged before me on 2-8, 2022 by **Kathy Carmon, Trustee of The Merry Fox Farms Trust, dated November 26, 2002** who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

State of TN
County of Thom

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 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 8 day of July, 2022.

Affiant

ALFONSO FRIO Teresa Mcreynolds

Print Name

(Seal)

Notary Public

My commission expires:

03-04-2024

Print Name

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Alyssa Graham, 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 2-8-2022 (date of document).

Affiant Signature

2-8-2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 8 day of FEBRUARY, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954