Karen Johnson Davidson County
Batch# 846385 DEEDQC
04/27/2022 12:25:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220427-0048689

After Recording, Return To:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 2089637

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:
Chas Albea and **Ryan Albea**, 212 Eldon CT., Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
085-11-0-072-00

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.

Chas Albea and **Ryan Price NKA Ryan Albea**, formerly unmarried persons who are now married to each other, hereinafter grantors, whose tax-mailing address is **212 Eldon CT., Nashville, TN 37214**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Chas Albea** and **Ryan Albea**, a married couple, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **212 Eldon CT., Nashville, TN 37214**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at Instrument No. 20190411-0033101 in the Register's Office of Davidson

County, Tennessee.

Parcel ID: 085-11-0-072-00

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 March 23rd, 2022:

Chas Albea

Chas Albea

Ryan Price
nka Ryan Albea

Ryan Price NKA Ryan Albea

STATE OF Tennessee
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on March 23, 2022 by **Chas Albea** and **Ryan Price NKA Ryan Albea** who are personally known to me or have produced TN Driver's 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.

Carol DiGiore
Notary Public

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires
May 2, 2022

State of Tennessee
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-.

Subscribed and sworn to before me

This 23rd day of March, 2022.

Chas Albea Ryan Price nka Ryan Albea
Affiant

Chas Albea Ryan Price nka Ryan Albea
Print Name

(Seal)

Carol DiGiore
Notary Public

My commission expires:

5-2-22

Carol DiGiore
Print Name

CTIC# _____

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 2, 2022

EXHIBIT A
(LEGAL DESCRIPTION)

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Section One, Stanford Country Club Estates of record in Plat Book 2900, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

PROPERTY ADDRESS 212 Eldon CT., Nashville, TN 37214

Tennessee Certification of Electronic Document

I, Courtney Kern, 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 **3/23/2022** (date of document).

Courtney Kern
Affiant Signature

4/4/22
Date

State of Pennsylvania
County of Allegheny

Sworn to and subscribed before me this 4th day of April, 2022.

Suzanne Rafla
Notary's Signature

MY COMMISSION EXPIRES: 3-9-2025

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Suzanne G Rafla, Notary Public
Allegheny County
My Commission Expires March 9, 2025
Commission Number 1394145