Karen Johnson Davidson County
Batch# 846959 DEEDQC
04/28/2022 08:29:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220428-0048897

Commitment Number: TN22106887

After Recording, Send To:
**BOSTON NATIONAL TITLE AGENCY**
**400 ROUSER ROAD, SUITE 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: TN22106887.

**New Property Owner/Mail Tax Statements To:**
**Alex Baine Harlin Blackman** and **Sahar MirRasekhian Blackman**, 4310 Nevada Avenue , Nashville, TN 37209

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**091 16 0 215.00**

## 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.

**Alex Baine Harlin Blackman** now married to **Sahar MirRasekhian Blackman,** who acquired title as unmarried, and **Robert C.H. Mathews III** married to **Brooks H. Mathews**, hereinafter grantors, whose tax-mailing address is **4310 Nevada Avenue, Nashville, TN 37209**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Alex Baine Harlin Blackman** and **Sahar MirRasekhian Blackman**, husband and wife for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **4310 Nevada Avenue, Nashville, TN 37209**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**The real property in the County of Davidson, State of Tennessee, and more particularly described as follows: Land in Davidson County, Tennessee, being Lot 211, BLOCK 9, CHARLOTTE PARK COMPANY'S FIRST ADDITION, as shown on plat of record in Plat**

**Book 57, Page 103, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**
**Property Address is: 4310 Nevada Avenue, Nashville, TN 37209**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument No. 20130410-0035254 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 091 16 0 215.00

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.



202204280048897

Executed by the undersigned on March 30, 2022:

**Alex Baine Harlin Blackman**

**Sahar MirRasekhian Blackman**

**Robert C.H. Mathews III**

**Brooks H. Mathews**

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 30, 2022 by **Alex Baine Harlin Blackman, Sahar MirRasekhian Blackman, Robert C.H. Mathews III, Brooks H. Mathews** who are personally known to me or have produced _____ 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

PATRICIA SCHEPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026



202204280048897

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 or value of the property transferred, whichever is greater is $ 1.00 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 30 day of March, 2022.

PATRICIA SCHEPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

(Seal)

Affiant

Robert C.H. Mathews, III
Print Name

Patricia Schepman
Notary Public

My commission expires:

Jan 11, 2026

Patricia Schepman
Print Name

CTIC# _____



202204280048897

# 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 April 11, 2022

Aaron Avery

Affiant Signature

April 11, 2022

Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 13th day of April, 2022.

Pamuela L. Wood

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