Karen Johnson Davidson County
Batch# 851008 DEEDQC
05/04/2022 03:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220504-0051785

File Number: ORG-253654

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 PLLC, 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:
ROBERT W. STURDIVANT and **ERIC J. STURDIVANT**, 4824 Lindell St., Nashville, TN 37216

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 06103009200

QUITCLAIM DEED

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

Robert W. Sturdivant, unmarried, surviving spouse, hereinafter grantor, whose tax-mailing address is **4824 Lindell St., Nashville, TN 37216**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **ROBERT W. STURDIVANT** and **ERIC J. STURDIVANT**, as tenants in common, hereinafter grantees, whose tax mailing address is **4824 Lindell St., Nashville, TN 37216**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that certain lot, piece or parcel of ground situate, lying and being in the County of Davidson, State of Tennessee and more particularly described as follows: LAND in Davidson County, Tennessee, being Lot No. 13 on the Plan of Lindell Heights, as of record in Book 1835, page 14, Register's Office for said County. SAID Lot No. 13 fronts 78 feet on the northerly side of Lindell Street and extends back between parallel lines 195 feet to a dead line. APN: 06103009200 Being the same premises conveyed from Donald G. Fulcher and from Jean Fulcher to Robert W. Sturdivant and Terri A. Sturdivant in a deed dated

05/16/1983 and recorded date 05/17/1983 in Book 6057 , Page 988 of the official records.
Property Address is: 4824 Lindell St., Nashville, TN 37216

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Book 6057 , Page 988 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 06103009200

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 4.15, 2022:

Robert W. Sturdivant

STATE OF TN
COUNTY OF Dav

The foregoing instrument was acknowledged before me on 4.15, 2022 by **Robert W. Sturdivant** who is personally known to me or has produced Dr 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 Dav

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 15 day of April, 2022.

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

(Seal)

Affiant

Robert W Stubbins

Print Name

Notary Public

My commission expires:

03/04/2024

Print Name

CTIC# _____

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 04/15/2022 (date of document).

Affiant Signature

04/15/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 15th day of April, 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