Karen Johnson Davidson County
Batch# 853118 DEEDQC
05/10/2022 10:45:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220510-0053299

Commitment Number: EMP-22000682
Seller's Loan Number: 1000478417

After Recording, Return To:

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:
Zachary Aaron Saei and **Taylor Gadd, Husband and Wife**, 2601 Carter Avenue, Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
083-04-0-167-00

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.

Zachary Saei, A/K/A Zachary Aaron Saei, married, whose mailing address is **2601 Carter Avenue, Nashville, TN 37206**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Zachary Aaron Saei** and **Taylor Gadd, Husband and Wife**, as tenants in common, hereinafter grantees, whose tax mailing address is **2601 Carter Avenue, Nashville, TN 37206**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows: BEING LOT NO. 423, ON THE PLAN OF DUGGER HEIGHTS, SECTION IV, OF RECORD IN BOOK 2083, PAGE 86, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. Being all that certain

property conveyed from Christopher C. Lowry to Zachary Saei by the deed dated November 14, 2013 and recorded January 3, 2014 as Instrument Number 20140103-0000756 of official records. APN: 083-04-0-167-00
Property Address is: 2601 Carter Avenue, Nashville, TN 37206

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20140103-0000756 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 083-04-0-167-00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 21 April, 2022

Zachary Saei, A/K/A Zachary Aaron Saei

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 21 April, 2022 by **Zachary Saei, A/K/A Zachary Aaron Saei** who is personally known to me or has produced Drivers License 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.

CYNTHIA SHARP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public, Cynthia Sharp
exp. 01/04/2025

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 $0.00.

Subscribed and sworn to before me

This 21 day of April, 2022 2022.

Affiant

Zachary Aaron Saci
Print Name

(Seal)

Notary Public

My commission expires:

01/06/2025

Cynthia Sharp
Print Name

CYNTHIA SHARP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows:

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Being all that certain property conveyed from Christopher C. Lowry to Zachary Saei by the deed dated November 14, 2013 and recorded January 3, 2014 as Instrument Number 20140103-0000756 of official records.

APN: 083-04-0-167-00

Certificate of Authenticity

I, A Rebecca Lower, 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 22,2022.

Date

Kellie Deffer

Affiant Signature

5/2/2022

Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 2 day of May, 2022.

A Rebecca Lower

Notary's Signature

My Commission Expires: 02/12/2024

Date

Notary's Seal (if on paper)

Commonwealth of Pennsylvania
NOTARIAL SEAL
A Rebecca Lower, Notary Public
Allegheny County
My Commission Expires 02/12/2024