Karen Johnson Davidson County
Batch# 854273 DEEDQC
05/12/2022 12:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220512-0054807

Recording Requested By:
Atlas Title Company

Commitment Number: TN-2204-004976

After Recording, Send 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:
Eric S. Palmer and **Allen McKendree Palmer**, 1800 Blair Boulevard Nashville, TN 37212

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
104 16 0 031.00

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.

Eric S. Palmer, a married man who acquired title as an unmarried man, hereinafter grantor, of **Davidson County, Tennessee**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Eric S. Palmer** and **Allen McKendree Palmer**, husband and husband, hereinafter grantees, whose tax mailing address is **1800 Blair Boulevard Nashville, TN 37212**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE LAND REFERRED TO HEREIN BELOW IS DESCRIBED AS FOLLOWS: Land in Davidson County, Tennessee, being the Easterly 75 feet of Lot No. 50 on the Plan of Revised Plan of George W. Blair's Subdivision of Belmont Heights of Record in Plat Book 332, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being that property conveyed from Matthew Balm and Charee Balm, husband and wife to Eric S. Palmer, an unmarried man, their heirs and assigns by Warranty Deed recorded March 6, 2013 as Instrument Number 20130306-0022130 in the Official County Records. APN: 104 16 0 031.00

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 28th day of April, 2022.

Eric Palmer
Affiant

ERIC PALMER
Print Name

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Nashon Fondren
Notary Public

My commission expires:

01/08/2024

Nashon Fondren
Print Name

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CTIC# _____

Property Address is: 1800 Blair Boulevard Nashville, TN 37212

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20130306-0022130 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 104 16 0 031.00

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 April 28, 2022:

Eric Palmer

Eric S. Palmer

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 28, 2022 by **Eric S. Palmer** who are personally known to me or have produced State Driver's License 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.

Nashon Fondren
Notary Public
commission end: 01/08/2024

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Kelley Liem, 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 4/28/22 (date of document).

K. Liem
Affiant Signature

4/28/22
Date

State of CA

County of ORANGE

Sworn to and subscribed before me this 28 day of APRIL, 2022.

A. Serna
Notary's Signature

MY COMMISSION EXPIRES: 5/11/22

NOTARY'S SEAL

ABIGAIL SERNA
Commission No. 2237886
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Comm. Expires MAY 11, 2022

202205120054807