Karen Johnson Davidson County
Batch# 867645 DEEDQC
06/06/2022 12:13:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220606-0064725

File Number: ORG-329098

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 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:
Ernest W. Jordon and Brenda M. Jordon, 4044 AMES DR., NASHVILLE, TN 37218

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 05910012000

QUITCLAIM DEED

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

Ernest W. Jordon and wife, Brenda M. Jordon, who acquired title as Brenda W. Jordon, husband and wife, hereinafter grantors, whose tax-mailing address is 4044 AMES DR., NASHVILLE, TN 37218, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to Ernest W. Jordon and wife, Brenda M. Jordon as joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is 4044 AMES DR., NASHVILLE, TN 37218, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A CERTAIN TRACT OR PARCEL OR LAND IN DAVIDSON COUNTY. STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT: Land in Davidson County, Tennessee, being lot No. 48 on the Plan of Haynes Estates, Section 2, as of record in book 4175, page 13, Register's Office for said County. Said lot No. 48 fronts 75 feet on the easterly side of Ames Drive and runs back between parallel lines 135.15 feet too line in the rear on which it measures 75 feet. APN: 05910012000
Property Address is: 4044 AMES DR., NASHVILLE, TN 37218

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Book 4309, Page 590 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 05910012000

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 May 18, 2022:

Ernest W. Jordon

STATE OF Tennessee

COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 18, 2022 by **Ernest W. Jordon** 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.

Notary Public

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

Executed by the undersigned on May 18, 2022:

Brenda M. Jordon

STATE OF Tennessee

COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 18, 2022 by **Brenda M. Jordon** 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.

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/03/2025
DAVIDSON COUNTY

Notary Public

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 18th day of May, 2022.

Ernest Jordan
Affiant

Ernest Jordan
Print Name

(Seal) QUENTIN ISABELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/03/2025 DAVIDSON COUNTY

Quentin Isabell
Notary Public

My commission expires:

March 3, 2025

Quentin Isabell
Print Name

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 05/18/2022 (date of document).

Affiant Signature

05/18/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 18 day of 05, 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