Karen Johnson Davidson County
Batch# 877114 DEEDQC
06/24/2022 10:12:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220624-0072289

| Prepared By: | Record and Return To: | New Owner Name and Tax Mailing Address: |
|---|---|---|
| VidmarLaw, LTD<br>John Vidmar (TN Bar#032525)<br>P.O. Box 211031<br>Columbus, Ohio 43221 | Howard Joseph Doherty III and<br>Angela Marie Doherty<br>1903 Beechwood Avenue Nashville,<br>TN 37212 | Howard Joseph Doherty III and<br>Angela Marie Doherty<br>1903 Beechwood Avenue Nashville,<br>TN 37212 |

Fidelity

Order Number: 00383151

# QUIT-CLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS,** that the Grantor(s) **Howard Joseph Doherty, III and Angela Marie Doherty, Co-Trustees of the Howard J. & Angela M. Doherty Revocable Family Trust, dated January 28, 2022** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Howard Joseph Doherty III and Angela Marie Doherty, Husband and Wife,** as joint tenants, whose address is 1903 Beechwood Avenue, Nashville, TN 37212, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being the westerly one-half of Lot 223, as shown on the map entitled Belmont Land Company's Plan of lots, called "Belmont Heights", of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot 223 fronts 50 feet on the southerly side of Beechwood Avenue and extends back between parallel lines 175 feet to an alley.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 104 16 0 239.00
Street address of property: 1903 Beechwood Avenue, Nashville, TN 37212

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20220502-0050635 in the Register's Office, Davidson County, Tennessee.

Signed this 10 day of June, 2022.

Signature of Grantors:

Howard Joseph Doherty, III, Co-Trustee
of the Howard J. & Angela M. Doherty
Revocable Family Trust, dated
January 28, 2022

Angela Marie Doherty, Co-Trustee
of the Howard J. & Angela M. Doherty
Revocable Family Trust, dated
January 28, 2022

STATE OF Tennessee, COUNTY OF Davidson, SS:

***BE IT REMEMBERED*** That on this 10th day of June, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Howard Joseph Doherty, III and Angela Marie Doherty, Co-Trustees of the Howard J. & Angela M. Doherty Revocable Family Trust, dated January 28, 2022 known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public *Seal Attached

Exp: 2-14-2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

**INDIVIDUAL ACKNOWLEDGMENT**

State/Commonwealth of Tennessee
County of Davidson } ss.

On this the 10th (Day) day of June (Month), 2022 (Year), before me,

Tanya Stafford (Name of Notary Public), the undersigned Notary Public,

personally appeared Howard Joseph Doherty, III and Angela Marie Doherty (Name(s) of Signer(s))

☐ personally known to me – **OR** –

☑ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tanya Stafford
*Signature of Notary Public*

Tanya Stafford

Exp: 2-14-2024
*Any Other Required Information (Printed Name of Notary, Expiration Date, etc.)*

*Place Notary Seal/Stamp Above*

**OPTIONAL**

*This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: Quit-Claim Deed

Document Date: 6-10-2022 Number of Pages: 3

Signer(s) Other Than Named Above: _____

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County Parcel Number: 104 16 0 239.00
Street address of property: 1903 Beechwood Avenue, Nashville, TN 37212

Oath of Consideration

I or we Howard and Angela Doherty, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10 .

Signed this 10 day of June, 2022.

Signatures of Affiant(s):
Angela Marie Doherty
~~Howard Joseph Doherty III~~

Sworn and subscribed before me this 10th day of June, 2022.

Tanya Stafford
Notary Public

Exp: 2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

## Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY ONE-HALF OF LOT 223, AS SHOWN ON THE MAP ENTITLED BELMONT LAND COMPANY'S PLAN OF LOTS, CALLED "BELMONT HEIGHTS", OF RECORD IN PLAT BOOK 421, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE PROPERTY DESCRIPTION.

SAID PART OF LOT 223 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF BEECHWOOD AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 175 FEET TO AN ALLEY.

Parcel ID:104 16 0 239.00

Commonly known as 1903 Beechwood Avenue, Nashville, TN 37212
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Instrument: 20220502-0050635 in the Register's Office of Davidson County, Tennessee.

**Tennessee Certification of Electronic Document**

I, Blanca Gastelum, 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 6-10-2022 (date of document).

Affiant Signature

6-17-2022
Date

State of CALIFORNIA

County of Los Angeles

Sworn to and subscribed before me this 17th day of June, 2022.

T. HOUSE
Notary Public - California
Los Angeles County
Commission # 2274577
My Comm. Expires Feb 3, 2023

Notary's Signature

MY COMMISSION EXPIRES: 2/3/2023

NOTARY'S SEAL