Karen Johnson Davidson County
Batch# 887871 DEEDQC
07/12/2022 01:50:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220712-0080148

Commitment Number: TN22107270

After Recording, Send To:
Boston National Title Agency, LLC
400 Rouser Rd., Bldg. 2, 5th Floor
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. File Number: TN22107270.

New Property Owner/Mail Tax Statements To:
Adam H. Parker and **Laura G. Parker**, 6528 MERCOMATIC CT., NASHVILLE, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 102-04-0-176-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(3)(A)(i):Is creation or dissolution of a tenancy by the entirety by the conveyance from one spouse to the other

Adam H. Parker, now married to **Laura G. Parker**, who acquired title as an unmarried man, hereinafter grantor, whose tax-mailing address is **6528 MERCOMATIC CT., NASHVILLE, TN 37209**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Adam H. Parker** and **Laura G. Parker**, husband and wife, as tenants by the entireties, hereinafter grantees, whose tax mailing address is **6528 MERCOMATIC CT., NASHVILLE, TN 37209**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Certain real estate in Davidson, Tennessee as follows: Land in Davidson County, Tennessee, being Lot No. 801 on the Plan of Charlotte Park, Section 22 of record in Plat Book 3700, Page 67-68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property Address is: 6528 MERCOMATIC CT., NASHVILLE, TN 37209

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded at Instrument No. 20101221-0101334 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 102-04-0-176-00

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 July 8, 2022:

Adam H. Parker

Adam H. Parker

Laura G. Parker

Laura G. Parker

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 8, 2022 by **Adam H. Parker** and **Laura G. Parker** who are personally known to me or have produced TN Driver Lic 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.

Ella K Butler
Notary Public

My commission expires 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of TN
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 $ 0 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 8 day of July, 2022.

Adam H Parker
Laura G Parker
Affiant

Adam H Parker
Laura G Parker
Print Name

(Seal)

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Ella K Butler
Notary Public

My commission expires:

07/09/2024

Ella K. Butler
Print Name

CTIC# _____

True Copy Certification
State of Tennessee

I, AARON AVERY, 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 7/08/2022

Affiant Signature

07/11/2022

Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 11 day of July, 2022.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462