Karen Johnson Davidson County
Batch# 896547 DEEDQC
08/01/2022 11:26:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220801-0087125

File Number: ORG-267118

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 PLLC, 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:
SARAH A WALTON and **EZEKIEL HAMILTON**, 100 S 14TH ST, Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 08309026400

QUITCLAIM DEED

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

Sarah A. Walton, an unmarried woman, hereinafter grantor, whose tax-mailing address is **100 S 14TH ST, Nashville, TN 37206**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **SARAH A. WALTON**, an unmarried woman and **EZEKIEL HAMILTON**, an unmarried man, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **100 S 14TH ST, Nashville, TN 37206**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that certain lot, piece or parcel of ground situate, lying and being in the County of Davidson, State of Tennessee and more particularly described as follows: LAND in DAVIDSON County, Tennessee, being Lot No. 12, on the Map of SPRING PARR SUBDIVISION, of record in Book 57, page 134, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description. APN: 08309026400
Property Address is: 100 S 14TH ST, Nashville, TN 37206

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Book 11572, Page 65 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 08309026400

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 December 10th, 2021:

Sarah Walton

Sarah A. Walton

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Dec 10th, 2021 by **Sarah A. Walton** 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.

Takisha Murphy
Notary Public

TAKISHA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 9, 2023

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 $ 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 10th day of December, 2021.

TAKISHA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

Sarah Walton
~~Affiant~~

Sarah Walton
Print Name

Takisha Murphy
Notary Public

My commission expires:
My Commission Expires
May 9, 2023

Takisha Murphy
Print Name

ILLEGIBLE SEAL DECLARATION

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

NAME OF NOTARY: TAKISHA MURPHY

COMMISSION NUMBER: N/A

DATE COMMISSION EXPIRES: 05/09/2023

COUNTY: DAVIDSON

STATE: TENNESSEE

PLACE OF EXECUTION OF THIS DECLARATION: Pittsburgh, PA

Date: December 22, 2021

ERIC GAYLOR - Recording Specialist

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 12/10/2021 (date of document).

Affiant Signature

12/10/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 12 day of 10, 2021.

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