Karen Johnson Davidson County
Batch# 897272 DEEDQC
08/02/2022 09:25:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220802-0087740

Commitment Number: 29974791
Seller's Loan Number: 400790708

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by: John Windsor, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

New Property Owner/Mail Tax Statements To:
James M Bussell, 1019 N 2nd Street, Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
082-03-0-124-01

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.

James M Bussell, A/K/A, James Bussell, joined by spouse Steven Kyle Lhamon, whose mailing address is **1019 N 2nd Street, Nashville, TN 37207**, hereinafter grantor, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **James M Bussell**, a married man, hereinafter grantee, whose tax mailing address is **1019 N 2nd Street, Nashville, TN 37207**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 1019 N 2nd Street, Nashville, TN 37207

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20130722-0075438 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 082-03-0-124-01

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 June 14, 2022:

James M Bussell, A/K/A, James Bussell

Steven Kyle Lhamon

STATE OF Tennessee

COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 14, 2022 by **James M Bussell, A/K/A, James Bussell** and **Steven Kyle Lhamon** who is personally known to me or has produced Driver 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.

Vanessa Cortner
Notary Public

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:
05-07-2024

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.

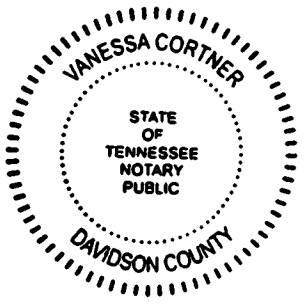
Subscribed and sworn to before me

This 14th day of June, 2022.

Affiant

James Russell
Print Name

(Seal)



Vanessa Cortner
Notary Public

My commission expires:

05-07-2024

Vanessa Cortner
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE. LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF W. T. FITZPATRICK'S RESUBDIVISION OF LOTS 15 TO 22, AND 10 FEET OF LOT 14, OF THE BENEDICT LAND COMPANY'S SUBDIVISION OF RECORD IN BOOK 421, PAGE 76, REGISTER'S OFFICE OF SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. BEING THE SAME PARCEL CONVEYED TO JAMES BUSSELL, UNMARRIED, FROM JACQUELYN BUSSELL, UNMARRIED, BY VIRTUE OF A DEED DATED 07/22/2013, RECORDED 07/10/2013, AS DEED INSTRUMENT NO. 20130722-0075438, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Tennessee Certification of Electronic Document

I, Jaime L. Petrosky, 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 6-14-2022 (date of document).

Jaime L. Petrosky
Affiant Signature

8-1-2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 1st day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Morse, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries