Karen Johnson Davidson County
Batch# 931924 DEEDQC
10/20/2022 11:07:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20221020-0114460

Return to:

20 20 TITLE LLC
333 TECHNOLOGY DRIVE, SUITE 112
CANONSBURG PA 15317
FILE NO. 22022040

§ 66-5-209 (6)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHRISTIAN F. ZIMMER	CHRISTIAN F. ZIMMER	161-10-0A-167-00
5132 VILLAGE TRACE NASHVILLE, TN 37211	5132 VILLAGE TRACE NASHVILLE, TN 37211	

FOR AND IN CONSIDERATION OF THE SUM OF **$10.00** DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CHRISTIAN F. ZIMMER AND SARAH BURKE, HUSBAND AND WIFE, NOW SEPARATED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **CHRISTIAN F. ZIMMER, MARRIED, BUT SEPARATED**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 166 ON THE PLAN OF PHASE TWO, VILLAGES OF BRENTWOOD OF RECORD IN PLAT BOOK 6250, PAGE 169, AS CORRECTED BY A SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN BOOK 8484, PAGE 140, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Being all that certain property conveyed from Kate L. Espinosa-Harvill and husband John Harvill to Christian F. Zimmer and Sarah Burke, husband and wife by the deed dated January 11, 2019 and recorded January 14, 2019 as Instrument Number 20190114-0003810 of official records.

Property known as, 5132 VILLAGE TRACE, NASHVILLE, TN 37211

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14 day of October, 2022.

CHRISTIAN F. ZIMMER

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Tanya Stafford, Notary Public of the state and county mentioned, personally appeared **CHRISTIAN F. ZIMMER**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tanya Stafford
Notary Public
Printed Name: Tanya Stafford
My Commission Expires: 2-14-2024

Witness my hand this 14 day of October, 2022.

SARAH BURKE

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Tanya Stafford, Notary Public of the state and county mentioned, personally appeared **SARAH BURKE,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tanya Stafford
Notary Public
Printed Name: Tanya Stafford
My Commission Expires: 2-14-2024

VALUATION AFFIDAVIT

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 $10.00.

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 14th day of October, 2022

Notary Public
My commission expires: 2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Devon Campbell, 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 **10-14-2022** (date of document).

Devon Campbell
Affiant Signature

10/20/2022
Date

State of PA

County of Washington

Sworn to and subscribed before me this 20 day of OCTOBER, 2022.

DeAnna Lynn Barton
Notary's Signature

MY COMMISSION EXPIRES: 4/11/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
DeAnna Lynn Barton, Notary Public
Allegheny County
My commission expires April 11, 2023
Commission number 1232540
Member, Pennsylvania Association of Notaries