Karen Johnson Davidson County
Batch# 961283 DEEDQC
01/17/2023 08:31:38 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230117-0003239

QUITCLAIM DEED

MAIL RECORDED DEED TO:

KATHLEEN A. SHERIDAN, ESQ.
382 W. 9TH STREET, SUITE 6
SHIP BOTTOM, NJ 08008

OWNER (SEND TAX BILLS TO):

DAVID A. KMOSKO
1908 HERMITAGE DRIVE
HERMITAGE, TN 37076

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ANDREW J. KMOSKO, JR., a single man (herein, "Grantor"), whose address is 375 W. 11th Street, Ship Bottom, NJ 08008, hereby bargains, sells, remises, releases, quit claims and conveys to DAVID A. KMOSKO, a married man (herein, "Grantee"), whose address is 1908 Hermitage Drive, Hermitage, TN 37076, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4289 Chesney Glen Drive, Hermitage, TN 37076

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

[Signatures contained on the following pages]

PIN NO: 087-01-0A-051-00

This Instrument Prepared By: RAVEN PERRY-BEACH, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 31st day of Aug, 2022.

GRANTOR:

Andrew J. Kmosko, Jr.

STATE OF New Jersey
COUNTY OF Ocean

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Andrew J. Kmosko, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of Aug, 2022.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

BONNIE GAMBACORTA
A Notary Public of New Jersey
My Commission Expires April 14, 2025

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Grantee:

Grantee signature: _____
David A. Kmosko

Subscribed and sworn to under oath before me, this 14 day of December, 2022 by David A. Kmosko.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 04/23/2025

[Affix Notary Seal]



EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Section 1B, Chesney Glen, R15 Residential P.U.D. of record in Plat Book 9700, Page 289, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20210420-0052866 on April 20, 2021.

PIN NO: 087-01-0A-051-00

STREET ADDRESS: 4289 Chesney Glen Drive, Hermitage, TN 37076

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.