Karen Johnson Davidson County
Batch# 963153 DEEDQC
01/20/2023 02:32:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230120-0004791

Commitment Number: 30166107
Seller's Loan Number: 1169161700

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:
Hunter D Sholar Jr and **Kristen R Steele**, 510 S 14th St, Nashville, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
083-13-0-272-00

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.

Hunter D Sholar Jr, married, whose mailing address is **510 S 14th St, Nashville, TN 37206**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Hunter D Sholar Jr** and **Kristen R Steele**, husband and wife, hereinafter grantees, whose tax mailing address is **510 S 14th St, Nashville, TN 37206**, 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: 510 S 14th St, Nashville, TN 37206

DERIVATION CLAUSE

BEING THE SAME PROPERTY CONVEYED TO HUNTER D SHOLAR JR., UNMARRIEDOR INDIVIDUAL FROM HUNTER D. SHOLAR AND WIFE LINDA R SHOLAR, HUSBAND AND WIFE, DATED 04/15/2010, RECORDED 04/28/2010, DEED INSTRUMENT 201004280032090, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Parcel ID: 083-13-0-272-00

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 Dec 22, 2022:

Hunter D Sholar Jr

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on Dec 22, 2022 by **Hunter D Sholar Jr** who is personally known to me or has produced TN DR Lic 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.

Notary Public

See Attached

ACKNOWLEDGEMENT

State of TN

County of DAVIDSON

On Dec 22, 2022 before me, Kelly Baer, a notary public, personally appeared HUNTER SHOLAR,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature Kelly Baer (Seal)

Printed Name KELLY BAER

Commission Expires 09/08/2025

KELLY BAER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

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 is $0.00

Subscribed and sworn to before me

This 22 day of Dec, 2022.

Affiant

Hunter D Shular
Print Name

(Seal)

Notary Public

My commission expires:
09/08/2025

Kelly Baer
Print Name

KELLY BAER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

EXHIBIT A
(LEGAL DESCRIPTION)

SITUATED IN IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 108 AND THE NORTHERLY 12 FEET OF LOT NO. 109 ON THE PLAN OF PAYNE, BLAKEMORE, AND CUMMINGS ADDITION TO NASHVILLE, OF RECORD IN BOOK 57, PAGE 70, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

SAID LOT AND PART OF LOT ADJOIN AND FRONT TOGETHER 62 FEET ON THE WESTERLY SIDE OF SOUTH 14TH STREET AND RUN BACK BETWEEN PARALLEL LINES 159 FEET 6 INCHES ON THE NORTHERLY LINE AND 158 FEET 6 INCHES, MORE OR LESS, ON THE SOUTHERLY LINE TO AN ALLEY IN THE REAR, MEASURING 62 FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO HUNTER D SHOLAR JR., UNMARRIEDOR INDIVIDUAL FROM HUNTER D. SHOLAR AND WIFE LINDA R SHOLAR, HUSBAND AND WIFE, DATED 04/15/2010, RECORDED 04/28/2010, DEED INSTRUMENT 201004280032090, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Assessor's Parcel No: 083-13-0-272-00.

Tennessee Certification of Electronic Document

I, Amy Cox, 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 12/22/2022 (date of document).

Affiant Signature

12/28/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 28 day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES 12-14-2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
CHRISTINE MCCLURG - Notary Public
Allegheny County
My Commission Expires December 14, 2025
Commission Number 1411282