Karen Johnson Davidson County
Batch# 1262407 DEEDQC
04/21/2025 12:17:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20250421-0030100

File No: TN25109694
Grantor's Loan No. _____

After Recording, Send to:
Boston National Title
400 Rouser Rd., Bldg. 2, 5th Floor
Coraopolis, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Aaron Cammarn and Christina Cammarn, 1013 Beech Tree Lane, Brentwood, TN 37027

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 171-08-0A-088-00

QUITCLAIM DEED

Aaron Cammarn and **Christina Cammarn,** husband and wife and **Margene Smith** and **James Smith,** wife and husband**,** ("Grantor"), of 1013 Beech Tree Lane, Brentwood, TN 37027, for and in consideration of $0.00 (Zero Dollars and Zero Cents), conveys and quitclaims to **Aaron Cammarn** and **Christina Cammarn,** husband and wife as joint tenants with right of survivorship**,** ("Grantee"), whose tax mailing address is 1013 Beech Tree Lane, Brentwood, TN 37027, with quitclaim covenants, his/her/their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Resubdivision of Lot(s) 88 & 89 Cottonport Plantation, Phase One, of record in Book 6050, Page 511, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Tax ID: 171-08-0A-088-00

Property Address is: 1013 Beech Tree Lane, Brentwood, TN 37027

Being that parcel of land conveyed to Aaron Cammarn and Christina Cammarn, husband and wife and Margene Smith and James Smith, wife and husband from Ronald E. Chandler, Sr. and Joye A. Chandler, husband and wife by that Deed dated 4/11/2024 and recorded 4/11/2024 in Official Records Instrument No. 20240411-0025949, of the Public Records of Davidson County, TN.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 17th March, 2025:

Aaron Cammarn

Aaron Cammarn

STATE OF Michigan
COUNTY OF Oakland

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Aaron Cammarn**, personally known to me, or has produced drivers license, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 17th day of March, 2025.

Sabrina Doslak Notary Public, State of Michigan, County of Oakland
Notary Public

SABRINA DOSLAK
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
MY COMMISSION EXPIRES **OCTOBER 16, 2030**
ACTING IN THE COUNTY OF Oakland

Notarized remotely online using communication technology via Proof.

Executed by the undersigned on 17th March, 2025:

Christina Cammarn

Christina Cammarn

STATE OF Michigan
COUNTY OF Oakland

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Christina Cammarn**, personally known to me, or has produced drivers license, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 17th day of March, 2025.

Sabrina Doslak Notary Public, State of Michigan, County of Oakland
Notary Public

SABRINA DOSLAK
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
MY COMMISSION EXPIRES **OCTOBER 16, 2030**
ACTING IN THE COUNTY OF Oakland

Notarized remotely online using communication technology via Proof.

Executed by the undersigned on 17th March, 2025:

Margene Smith

Margene Smith

STATE OF Michigan
COUNTY OF Oakland

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Margene Smith**, personally known to me, or has produced Driver's License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 17th day of March, 2025.

Natalie Llamas-Reyes
Notary Public

NATALIE LLAMAS-REYES
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
MY COMMISSION EXPIRES APRIL 10, 2031
ACTING IN THE COUNTY OF Oakland

Notarized remotely online using communication technology via Proof.

Executed by the undersigned on 17th March, 2025:

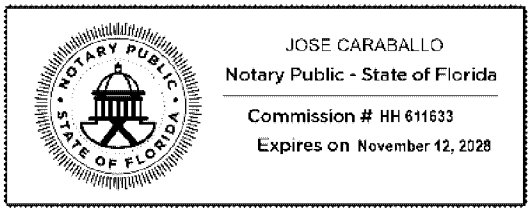
James Smith

James Smith

STATE OF Florida
COUNTY OF Miami-Dade

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **James Smith**, personally known to me, or has produced DRIVER LICENSE, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 17th day of March, 2025.



Notary Public

Notarized remotely online using communication technology via Proof.

STATE OF Pennsylvania
COUNTY OF Allegheny

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.

Amy Mehlmauer
Affiant Amy Mehlmauer Agent

Subscribed and sworn to before me on this the 16 day of April, 2025.

Notary Public

My Commission Expires: 4-11-2026

SEAL

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11, 2026
Commission number 1413168
Member, Pennsylvania Association of Notaries

True Copy Certification
State of Tennessee

I, Amy Mehlman, 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 3-17-2025 .

Amy Mehlman
Affiant Signature

4-16-2025
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 16 day of April, 2025.

Notary's Signature

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11, 2026
Commission number 1413168
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-11-2026

(seal)