Karen Johnson Davidson County
Batch# 1278526 DEEDQC
05/28/2025 03:28:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250528-0041913

File No: TN25109920

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:
Parker David Fillmore, Jr. and **Andrea Fillmore**, 5601 Cloverland Drive 138, Brentwood, TN 37027

Exempt: Section 67-4-409(a)(1)(D): 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: 160 15 0C 028.00

QUITCLAIM DEED

Parker David Fillmore, Jr. and **Andrea Fillmore,** husband and wife, and **Carrie Edgeworth Haslam,** a single woman as joint tenants with full rights of survivorship**,** ("Grantor"), of **5601 Cloverland Drive 138, Brentwood, TN 37027**, for and in consideration of $1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Parker David Fillmore, Jr.** and **Andrea Fillmore,** husband and wife, intending to hold title as joint tenants with right of survivorship ("Grantee"), whose tax mailing address is **5601 Cloverland Drive 138, Brentwood, TN 37027,** with quitclaim covenants, their interest in the following described real estate:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 138 in Cloverland Hall, a Horizontal Property Regime, located at the corner of Old Hickory Boulevard, Clover land Drive and Valley View Road, Brentwood, Davidson County, Tennessee, as shown on the plat of Cloverland Hall, recorded in Instrument No. 20021101-0134432, Registers Office for Davidson County, Tennessee, and described in a Master Deed Establishing a Horizontal Property Regime of Cloverland Hall of record in Instrument No. 20021105-0135643, Registers Office for Davidson County, Tennessee.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartment, property, co-owners and tenants of Cloverland Hall Condominium Apartments contained in said Master Deed and By-Laws appended thereto recorded in Instrument No. 20021105-0135643, as amended in Instrument No. 20090714-0065770 and in Instrument No. 20210727-0100859, Register's Office for Davidson County, Tennessee are incorporated herein by reference and made a part hereof the same as though copied herein.

Tax ID: 160 15 0C 028.00

Property Address is: 5601 Cloverland Drive 138, Brentwood, TN 37027

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A WARRANTY DEED RECORDED AS INSTRUMENT NO. 20240531-0040492 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 13th May, 2025:

Parker David Fillmore, Jr.

Parker David Fillmore, Jr.

Andrea Fillmore

Andrea Fillmore

Carrie Edgeworth Haslam

Carrie Edgeworth Haslam

STATE OF Michigan
COUNTY OF Oakland

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Parker David Fillmore, Jr.** and **Andrea Fillmore** and **Carrie Edgeworth Haslam**, 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 13th day of May, 2025.

Dechanel Wilson

Notary Public

DECHANEL WILSON
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
MY COMMISSION EXPIRES APRIL 1, 2031
ACTING IN THE COUNTY OF Oakland

Notarized remotely online using communication technology via Proof.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: QUITCLAIM DEED

Document Date: 05/13/2025

Number of Pages (including notarial certificate): 6

MARY KOMESHAK
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
MY COMMISSION EXPIRES **JANUARY 22, 2031**
ACTING IN THE COUNTY OF Oakland

State of Michigan

County of Oakland

Acknowledged by Carrie Edgeworth Haslam before me on 05/13/2025.

Mary Komeshak

Notarized remotely online using communication technology via Proof.

Notary Public, State of Michigan, County of Oakland

STATE OF Michigan
COUNTY OF Oakland

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.

Parker David Fillmore, Jr.
Affiant

Subscribed and sworn to before me on this the 13th day of May, 2025.

Dechanel Wilson
Notary Public

My Commission Expires: 04/01/2031

SEAL

DECHANEL WILSON
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
MY COMMISSION EXPIRES APRIL 1, 2031
ACTING IN THE COUNTY OF Oakland

Notarized remotely online using communication technology via Proof.

True Copy Certification
State of Tennessee

I, Amy Mehlmauer, 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 5-13-2025

Amy Mehlmauer
Affiant Signature

5-28-25
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 28 day of May, 2025.

Abigail Serpa
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)