Karen Johnson Davidson County
Batch# 1356916 DEEDQC
12/11/2025 02:05:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251211-0098827

File No: TN-2511-046888-RF

After Recording, Send to:
Seth Blunck and Morgan Lauer
3309 Clifton Ave, Nashville, TN 37209

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:
Seth Blunck and **Morgan Lauer**, 3309 Clifton Ave, Nashville, TN 37209

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: 092-05-0-301.00

QUITCLAIM DEED

Seth Blunck, married to Grantee herein ("Grantor"), of **3309 Clifton Ave, Nashville, TN 37209**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Seth Blunck** and **Morgan Lauer,** husband and wife, intending to hold title as joint tenants with right of survivorship ("Grantee"), whose tax mailing address is **3309 Clifton Ave, Nashville, TN 37209,** with quitclaim covenants, his/her/their interest in the following described real estate:

Land in Davidson County, Tennessee, being Lot Number 74 on the map of G.E. Jackson's Subdivision of the Marable Lot, as of record in Book 161, Page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Property Address is: 3309 Clifton Ave, Nashville, TN 37209

Parcel ID: 092-05-0-301.00

Being that property conveyed from Armia J. Joseph, married and Sabry Beshara, married and Ahlam Gerges Ramzy, married to Seth Blunck, a single man by Warranty Deed recorded July 24, 2024 as Instrument Number 20240724-0055749 in the Official County Records.

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 07 December, 2025:

Seth Blunck

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Seth Blunck**, personally known to me, or has produced TN. DL, 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 07 day of December 2025.

Notary Public

HELEN F. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
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.

Affiant Seth Blueck

Subscribed and sworn to before me on this the 07 day of December, 2025.

Notary Public

My Commission Expires: 06-29-27

SEAL

HELEN F. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, MAILY DINH, 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 12/07/2025 (date of document).

Affiant Signature

12/03/2025
Date

State of California

County of Orange

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfullness, accuracy, or validity of that document.

Sworn to and subscribed before me this 3rd day of December, 2025.

MA VERONICA B. REZABA
Notary Public - California
Orange County
Commission # 2456470
My Comm. Expires Aug 1, 2027

Notary's Signature

MY COMMISSION EXPIRES: 8/1/2027

NOTARY'S SEAL