

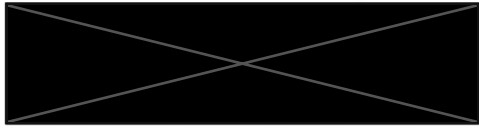
Clerk's Property Office  
6339 Charlotte Pike, Suite 1167  
Nashville, TN 37209  
email questions to [info@clerkspropertyoffice.org](mailto:info@clerkspropertyoffice.org)

# SCAM Letter

Requested Response Date:

6/20/2022

CLERKS PROPERTY OFFICE



DAVIDSON COUNTY Records indicate that you have a recent deed transfer for a property located at [redacted] Nashville, TN 37204. The deed has been recorded in Official Records and is the document that identifies [redacted] as the new property owner.

To obtain a copy of your recorded deed, please detach the bottom portion and return with a check or money order for \$89.00 to Clerks Property Office at 1275 66th St. N., Suite 49357, St Petersburg, FL. 33743.

DAVIDSON COUNTY PUBLIC INFORMATION

Legal Property Address: [redacted]

Property Id:	Document Number:	Legal Description	Property Use
[redacted]	[redacted]	[redacted]	SINGLE FAMILY
Appraised Value	Acreage	Purchase or Transfer Date:	Purchase Price
\$1,508,500	0.21	5/27/2021	\$1,840,000

You will receive a copy of your recorded deed and a property profile where you can find the property address, legal description, parcel identification number, property history, assessment, and tax information along with other pertinent information.

Upon receipt of your processing fee, your request will be submitted for documents preparation and reviewed. You will receive your documents and report within 14 business days. If for any reason your request for deed and property profile cannot be obtained, your processing fee will be immediately refunded.

**CLERKS PROPERTY OPERATES IN ACCORDANCE WITH BOTH BUSINESS AND PROFESSIONAL CODE. THIS IS A SOLICITATION FOR THE ORDER OF GOODS OR SERVICES AND NOT A BILL. YOU ARE UNDER NO OBLIGATION TO MAKE PAYMENTS ON ACCOUNT OF THIS OFFER UNLESS YOU ACCEPT THIS OFFER.**

\*\*\*\*\*Please detach here and mail with your check\*\*\*\*\*

PROPERTY ID NO:	SERVICE FEE	REQUESTED RESPONSE DATE:	DOCUMENT NO:	CHECK NO:
[redacted]	\$89.00	6/20/2022	[redacted]	[redacted]

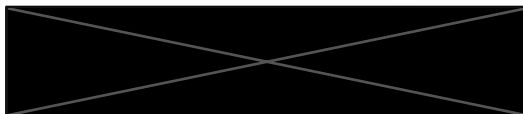
Credit Card

Number \_\_\_\_\_  
Cardholder \_\_\_\_\_  
Exp. \_\_\_\_\_ 3 Digit Code \_\_\_\_\_  
Signature \_\_\_\_\_

All credit card transactions are subject to a 3.6% charge

CHECK OR MONEY ORDER ENCLOSED

Please make check payable to: **Clerks Property Office**  
Remember to write your property id no. on your check  
Mail to Address below in the enclosed envelope



Clerks Property Office  
1275 66<sup>th</sup> St N., # 49357  
St Petersburg, FL. 33743-9673

Please check box if your mailing address or billing address is different and print on reverse.

# SCAM Letter

## Why you need a copy of your Current Deed and Property Assessment Profile?

**Clerks Property Office** recommends that all Tennessee homeowners obtain a copy of their **Current Deed and Property Assessment Profile**. These documents can provide evidence that the property, was in fact transferred into your name.

The **Property Assessment Profile** is a comprehensive property report that provides a wealth of information on the property that can be used to verify that property information is recorded correctly, as mistakes can affect title and property taxes. The information on the report can also be used to contest your property taxes at the County level if you find you are paying higher property taxes than comparable properties in your area. Having a copy of your Deed, with your Legal Description, may also help with disputes over Boundaries, Fences, Easements, and Encroachments.

**Clerks Property Office:** In the United States, anyone can have access to the records of any Real Property. The Real Property is usually recorded in the County Courthouse where Clerk's Property Office runs powerful on-line searches to find the Deed of millions of people throughout the United States and gathers at the same time several characteristics of the property such as: Property Characteristics, Property History, Assessment and Tax Information, Plat map, and others. Those are sent to thousands of new property owners.

**Real Property** is property that includes land and buildings, and anything affixed to the land. Real property only includes those structures that are affixed to the land, not those which can be removed, such as equipment.

**Real Property Records** are generally filed with and kept on a County level; they originate from two major governmental sources: County Recorder's or Courthouse and Property (Tax) Assessor's offices.

**Property Title** refers to a formal document that serves as evidence of ownership. Conveyance of the document may be required in order to transfer ownership in the property to another person. Title is distinct from possession, a right that often accompanies ownership but is not necessarily sufficient to prove it. In many cases, both possession and title may be transferred independently of each other.

**Property Deeds** are legal instruments that are used to assign ownership of real property, to transfer title to the land and its improvements such as a house. Words used to convey property transfer may be grant, assign, convey or warrant, but they basically all do the same thing, they transfer the interest of the person selling the house to the person buying the house.

### Types of Property Ownership:

- a) **Sole Ownership:** The simplest form of property ownership, sole ownership grants one individual complete rights over the property in question.
- b) **Tenancy by the Entireties:** When a married couple purchases real estate, they are granted tenancy by the entireties by many states. This means that each holds one-half interest, but neither can dispose of or otherwise abridge the right of the other to the property.
- c) **Tenancy in Common:** This form of ownership allows multiple people to own a percentage of the same property. While the percentage owned may vary, each person has an equal right to the property during their lifetime. If one of the tenants in common dies, their interest in the property passes to their heirs; it does not devolve to the other tenants in common.
- d) **Joint Tenancy:** Joint tenancy agreements require that four conditions be met: ownership must be received at the same time, tenants must hold an equal interest, tenants must each be named on the title, and all must have exactly the same rights of possession. Unlike tenants in common, joint tenants have the right of survivorship, and the ownership of the property passes to the remaining joint tenants in the event of death of one of the owners. One joint tenant can buy out another, or legal proceeding can be instituted to dissolve the joint tenancy. If one participant sells his or her interest in the property to another person, the joint tenancy is converted into a tenancy in common, and the right of survivorship is no longer valid, and the other tenants have no recourse against this action.
- e) **Community Property:** In some states, real estate purchased by a married couple becomes community property. This form of ownership basically creates a condition where the real estate (and other property, if applicable) is owned by the partnership created by the marriage. If the marriage is dissolved through divorce, the value of the property must be divided between the partners. Community property ownership may give right of survivorship, essentially giving the entirety of the property to the surviving spouse, in the event of death; other forms allow the partners to leave their interest in the property to their heirs after they die.
- f) **Tenancy in Severalty:** Absolute and sole ownership of property by a legal entity, without co-tenants, joint tenants, or partners.

**Please check if mailing address or billing address is different than address on front:**

Please print Mailing Address – if different from address on front

Please print Billing Address – if different from address on front

Name	Name
Address	Address
City	City
State	State
Zip Code	Zip Code



# CLERK'S PROPERTY OFFICE

6339 Charlotte Pike, Suite 1167  
Nashville, TN 37209

PERMIT NO. 3311  
TAMPA, FL  
PAID  
U.S. POSTAGE  
PRSKT STD

**THIS IS NOT A GOVERNMENT DOCUMENT**

# SCAM Letter envelope



Place  
Stamp  
Here

CLERK'S PROPERTY OFFICE  
PROCESSING CENTER  
1275 66th Street N  
Suite 49357  
St Petersburg, FL 33743