Davidson County DEEDQC
Recvd: 06/22/17 16:10 6 pgs
Fees:32.00 Taxes:0.00
20170622-0063114

QUITCLAIM DEED

MAIL RECORDED DEED TO:

DARLENE SHARFNER
407 MYRTLE STREET
NASHVILLE, TN 37206

OWNER (SEND TAX BILLS TO):

DARLENE SHARFNER
407 MYRTLE STREET
NASHVILLE, TN 37206

File#: CF-TN-45471

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DARLENE SHARFNER, an unmarried woman, whose address is 407 Myrtle Street, Nashville, TN 37206, and LAKEISHA SHARFNER, a married woman, whose address is 1277 Good Morning Dr, Nashville, TN 37207 (herein, "Grantor"), hereby bargains, sells, remises, releases, quit claims and conveys to DARLENE SHARFNER, an unmarried woman (herein, "Grantee"), whose address is 407 Myrtle Street, Nashville, TN 37206, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 407 Myrtle Street, Nashville, TN 37206

PIN NO: 08208021500

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

WITNESS my hand and seal this 8th day of June, 2017.

GRANTOR:

Darlene Sharfner

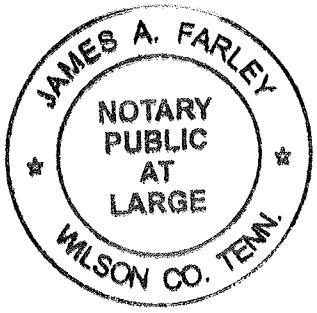
STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Darlene Sharfner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of June, 2017

[Affix Notary Seal]

James A. Farley
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-26-20



WITNESS my hand and seal this 8th day of June, 2017.

GRANTOR:

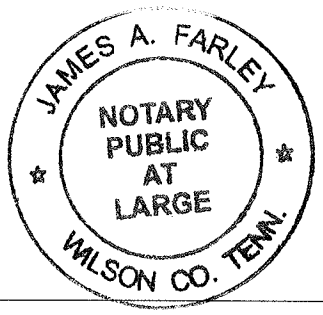
Lakeisha Sharfner

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Lakeisha Sharfner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of June, 2017.

[Affix Notary Seal]



James A. Farley
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-26-20

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $10.00 .

GRANTEE

Grantee signature Darlene Sharfner
Darlene Sharfner

Subscribed and sworn to under oath before me, this 8th day of June , 2017.

[Affix Notary Seal]

James A. Farley
SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-26-20

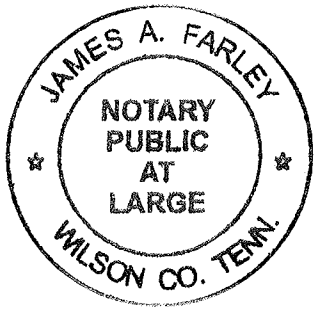


EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 23 ON THE PLAN OF LEEK SUBDIVISION OF THE ARTHUR TRACT, AS OF RECORD IN BOOK 547, PAGE 54, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Quitclaim Deed at Instrument No. 20060628-0077189 on June 28, 2006.

PIN NO: 08208021500

STREET ADDRESS:

407 Myrtle Street, Nashville, TN 37206

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, **Perre M. Cabell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/15/17
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
Commission Expires
June 15, 2017
PEARL RIVER COUNTY