Davidson County DEEDQC
Recvd: 08/09/17 10:55 6 pgs
Fees:32.00 Taxes:0.00
20170809-0081535

QUITCLAIM DEED

File#: CF-TN-51146

MAIL RECORDED DEED TO:

TALLON J. SCOTT
KATIE L. SCOTT
1441 BENDING RIVER DRIVE
NASHVILLE, TN 37221

OWNER (SEND TAX BILLS TO):

TALLON J. SCOTT
KATIE L. SCOTT
1441 BENDING RIVER DRIVE
NASHVILLE, TN 37221

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, TALLON J. SCOTT and KATIE L. SCOTT, formerly known as KATIE L. HAWKS, husband and wife, who both acquired title as unmarried (herein, "Grantor"), whose address is 1441 Bending River Drive, Nashville, TN 37221, hereby bargains, sells, remises, releases, quit claims and conveys to TALLON J. SCOTT and KATIE L. SCOTT, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 1441 Bending River Drive, Nashville, TN 37221, 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: 1441 Bending River Drive, Nashville, TN 37221

WITNESS my hand and seal this 30 day of July, 2017.

PIN NO: 126 16 0A 41600CO

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

GRANTOR:

Tallon J. Scott

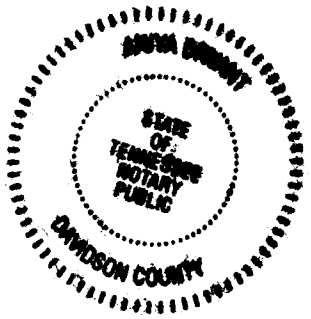
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Tallon J. Scott, 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 30 day of July, 2017.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 03/03/2020



Aniya Bryant
State of Tennessee
Notary Public
Davidson County

GRANTOR:

Katie L Scott

Katie L. Scott, formerly known as Katie L. Hawks

STATE OF Tennessee
COUNTY OF Davidson

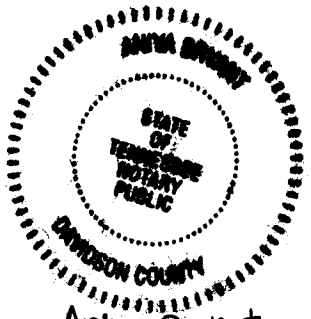
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Katie L. Scott, formerly known as Katie L. Hawks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument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

Witness my hand and official seal this 30 day of July, 2017.

[Affix Notary Seal]

Aniya Bryant

SIGNATURE OF NOTARY PUBLIC
My commission expires: 03/03/2020



Aniya Bryant
State of Tennessee
Notary Public
Davidson County

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 Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

GRANTEE

Grantee signature _____
Tallon J. Scott

Subscribed and sworn to under oath before me, this 30 day of July, 2017.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 03/03/2020



Aniya Bryant
State of Tennessee
Notary Public
Davidson County

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 549 ON THE PLAN OF FINAL PLAT, PARKVIEW AT RIVERWALK, PHASE 1 OF RECORD IN INSTRUMENT NUMBER: 20050215-0016985, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

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, as Instrument No. 20150522-0047588 on May 22, 2015.

PIN NO: 126 16 0A 41600CO

STREET ADDRESS:

1441 Bending River Drive, Nashville, TN 37221

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 6/15/21
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
Commission Expires
June 15, 2021
PEARL RIVER COUNTY