Davidson County DEEDQC
Recvd: 08/30/17 12:02 6 pgs
Fees:32.00 Taxes:0.00
20170830-0089224

QUITCLAIM DEED

File#: CF-TN-51012

MAIL RECORDED DEED TO:

BRYAN A. EVERETT
TERI L. EVERETT
8011 REGENCY DRIVE
NASHVILLE, TN 37221

OWNER (SEND TAX BILLS TO):

BRYAN A. EVERETT
TERI L. EVERETT
8011 REGENCY 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, BRYAN A. EVERETT, a married man, joined by his spouse, TERI L. EVERETT (herein, "Grantor"), whose address is 8011 Regency Drive, Nashville, TN 37221, hereby bargains, sells, remises, releases, quit claims and conveys to BRYAN A. EVERETT and TERI L. EVERETT, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 8011 Regency 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: 8011 Regency Drive, Nashville, TN 37221

[Signatures on the following page]

PIN NO: 128 14 0 106.00

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

WITNESS my hand and seal this 11 day of August, 2017.

GRANTOR:

Bryan A. Everett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Bryan A. Everett, 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 11 day of August, 2017.

[Affix Notary Seal]

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

ANIYA BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR:

Teri L. Everett

STATE OF Tennessee
COUNTY OF Davidson

See notary acknowledgment attached.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Teri L. Everett, 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 11 day of August, 2017

[Affix Notary Seal]

See notary acknowledgment attached.

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

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

ALL-PURPOSE ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On August 11, 2017 (DATE) before me, Aniya Bryant (NAME OF NOTARY PUBLIC)

personally appeared Teri L. Everett (NAME(S) OF SIGNER(S)),

☐ personally known to me **OR** ☑ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission: 03/03/2020
Place Notary Seal or Stamp Here

SIGNATURE OF NOTARY
Aniya Bryant

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

Quit Claim Deed
TITLE OR TYPE OF DOCUMENT

3
NUMBER OF PAGES

08/11/17
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 10.00.

GRANTEE

Grantee signature _____
Bryan A. Everett

Subscribed and sworn to under oath before me, this 11 day of August, 2017.

_____
SIGNATURE OF NOTARY PUBLIC

[Affix Notary Seal]

My commission expires: 03/03/2020

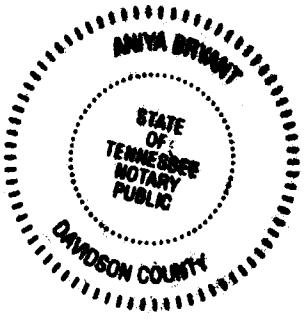


EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 28, ON THE PLAN OF HARPETH PARK, SECTION THREE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4175, PAGE 14, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR 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, as Instrument No. 20121113-0103987.

PIN NO: 128 14 0 106.00

STREET ADDRESS:

8011 Regency 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
My Commission Expires
June 15, 2021
PEARL RIVER COUNTY