Karen Y Johnson Davidson County
Batch# 169600 DEEDQC
12/03/2018 01:06:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20181203-0117672

QUITCLAIM DEED

File#: CF-TN-78819

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
ANDREW L. CARNEY ANNIE CARNEY 4416 ENCHANTED CIRCLE NASHVILLE, TN 37218	ANDREW L. CARNEY ANNIE CARNEY 4416 ENCHANTED CIRCLE NASHVILLE, TN 37218

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, ANDREW L. CARNEY, a re-married man, joined by his spouse, ANNIE CARNEY (herein, "Grantor"), whose address is 4416 Enchanted Circle, Nashville, TN 37218, hereby bargains, sells, remises, releases, quit claims and conveys to ANDREW L. CARNEY and ANNIE CARNEY, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 4416 Enchanted Circle, Nashville, TN 37218, 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: 4416 Enchanted Circle, Nashville, TN 37218

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.

WITNESS my hand and seal this 21st day of Nov., 2018.

PIN NO: 058 14 0 173.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Andrew L. Carney

ANDREW L. CARNEY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, ANDREW L. CARNEY, 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 21st day of November, 2018.

[Affix Notary Seal]

James A. Farley

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-26-20

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

GRANTOR:

Annie Carney

ANNIE CARNEY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, ANNIE CARNEY, 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 21st day of November, 2018.

[Affix Notary Seal]

James A. Farley

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-26-20

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: Andrew L Carney
ANDREW L. CARNEY

Subscribed and sworn to under oath before me, this 21st day of November, 2018 by ANDREW L. CARNEY.

[Affix Notary Seal]

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

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

Grantee:

Grantee signature: Annie Carney
ANNIE CARNEY

Subscribed and sworn to under oath before me, this 21st day of November, 2018 by ANNIE CARNEY.

[Affix Notary Seal]

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

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 98 ON THE AMENDED FINAL PLAT OF ENCHANTED HILLS, SECTION 5, PHASE 1, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 6900, PAGE 870, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor and Betty E. Carney, deceased, recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book 9464 at Page 849 on September 14, 1994.

PIN NO: 058 14 0 173.00

STREET ADDRESS:

4416 Enchanted Circle, Nashville, TN 37218

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

18-014372 (LB)

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