QUITCLAIM DEED

This Instrument Prepared By:

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Karen Johnson Davidson County
Batch# 223421 DEEDQC
04/29/2019 01:04:58 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190429-0039281

NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NUMBERS:
Sean Hiera and wife, Mary Elaine Hiera 2971 Melvin Road Hermitage, TN 37076	Chase Attn: Tax Dept. P.O. Box 9218 Coppell, TX 75019-9236	96-16-O-19.00

This QUITCLAIM DEED, made and entered into this the 19 day of April, 2019, and between Sean Hiera and Mary Elaine Williams (also known as Mary Elaine Hiera), hereinafter referred to as Grantors, and Sean Hiera and wife, Mary Elaine Hiera, hereinafter referred to as Grantees.

WITNESSETH: That, for good and valuable considerations and no monetary consideration, the receipt of all of which is hereby acknowledged, that the Grantor does hereby quitclaim, give, bargain, convey, transfer and confirm unto the Grantees for the sole purpose of creating a tenancy by the entireties, all interests which the Grantors may have in the following described property, and any appurtenances thereto, situated in the city of Nashville, County of Davidson, State of Tennessee, to-wit ("Real Property"):

LEGAL DESCRIPTION

Lot No. 19 on the Plan of Lake Larchwood, of record in Instrument #200011010108145 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

This is improved property known as **1400 Angel Court, Nashville, Davidson County, Tennessee 37209**.

DERIVATION CLAUSE: Being the same property conveyed to Sean Hiera and Mary Elaine Williams (also known as Mary Elaine Hiera) by Warranty Deed recorded as Instrument #20030702-0091837 Register's Office for Davidson County, Tennessee on July 2, 2003.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

At the request of the Grantor and Grantee, this quitclaim deed has been prepared based upon information and documentation provided by the parties and without conducting a title search or procuring title insurance. Furthermore, this quitclaim deed is not intended as, nor constitutes, an opinion of the title preparer.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19 day of April, 2019.

Sean Hiera

Sean Hiera

Mary Elaine Hiera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Sean Hiera, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this the 19 day of April, 2019.

My commission expires:

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 8, 2021

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mary Elaine Hiera, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this the 19 day of April, 2019.

My commission expires:

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 8, 2021

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Subscribed and sworn before me this the 19th day of April, 2019.

Affiant

My commission expires:

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 8, 2021

Notary Public