Karen Johnson Davidson County
Batch# 238696 DEEDQC
06/04/2019 02:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190604-0053307

THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III (017760)
Phillip G. Hord III, Attorney at Law
6509 Brantford Ct.
Plano, TX 75093

WHEN RECORDED RETURN TO:
Tangelia L. Ingram
4008 Devonshire Drive
Nashville, TN 37207-1623

SEND TAX BILLS TO:
Tangelia L. Ingram
4008 Devonshire Drive
Nashville, TN 37207-1623

NEW OWNER'S MAILING ADDRESS:
Tangelia L. Ingram
4008 Devonshire Drive
Nashville, TN 37207-1623

MAP-PARCEL NUMBER(S): 041 11 0 103.00

LF1515 23 - 197.2229 **QUITCLAIM DEED** 342358274

THIS INDENTURE, made this [Date] 5/28/19, by and between Tangelia L. Ingram FKA Tangelia L. Ingram-Thomison, an unmarried woman, hereinafter referred to as "Grantor", and Tangelia L. Ingram, an unmarried woman, hereinafter referred to as "Grantee".

WITNESSETH: that, for and in consideration of One Dollars ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in Davidson County, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 42, ON THE PLAN OF BELLSHIRE ESTATES, SECTION 1, OF RECORD IN BOOK 2133, PAGE 124, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

Property Address: 4008 Devonshire Drive, Nashville, TN 37207-1623

Being the same property conveyed to Grantor by deed dated August 16, 2018 which deed was recorded at Instrument/Case No. 20180820-0081958 in the Land Records for Davidson County on August 20, 2018.

SUBJECT TO all, if any, existing taxes, assessments, liens, encumbrances, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

This transfer is exempt from excise tax pursuant to T.C.A. 67-4-409(a)(4): "Deed is a quitclaim deed with no consideration given so no transfer tax results because transfer tax on a quitclaim deed is calculated based only on the actual consideration given."

No title examination has been performed with the preparation of this deed.

The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates or requires.

WITNESS: the signature of the Grantor the day and year first above written.

Tangelia L. Ingram FKA Tangelia L. Ingram-Thomison

Tangelia L Ingram FKA Tangelia L. Ingram-Thomison, Grantor

STATE OF TN

COUNTY OF Davidson

On this [Date] 5/28/19, before me personally appeared Tangelia L. Ingram FKA Tangelia L. Ingram-Thomison, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

(OFFICIAL SEAL)

Notary Public (Signature of Notary Public)

Rodriguez Turner

(Printed Name of Notary Public)

My Commission Expires: 5/26/2020

☐ Personally Known OR

☑ Produced Identification [Type of Identification Produced]: TNDL

True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne