Karen Johnson Davidson County
Batch# 247734 DEEDQC
06/24/2019 02:35:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190624-0060913

QUITCLAIM DEED

MAIL RECORDED DEED TO:

ADVANTAGE TITLE, LLC
137 MAIN STREET
BAY SAINT LOUIS, MS 39520
FILE#: CF-TN-85858

OWNER (SEND TAX BILLS TO):

TEMIA BEAMON
DAMMEION BEAMON
316 CLEARLAKE DRIVE W
NASHVILLE, TN 37217

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, TEMIA BEAMON, a married woman, joined by her spouse, DAMMEION BEAMON (herein, "Grantor"), whose address is 316 Clearlake Drive W, Nashville, TN 37217, hereby bargains, sells, remises, releases, quit claims and conveys to TEMIA BEAMON and DAMMEION BEAMON, wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 316 Clearlake Drive W, Nashville, TN 37217, 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: 316 Clearlake Drive W, Nashville, TN 37217

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.

PIN NO: 136 10 0 071.00

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

WITNESS my hand and seal this 20 day of June, 2019.

GRANTOR:

TEMIA BEAMON

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, TEMIA BEAMON, 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 20 day of June, 2019.

[Affix Notary Seal]

GAIL L. FARLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 27, 2021

GRANTOR:

DAMMEION BEAMON

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, DAMMEION BEAMON, 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 20 day of June, 2019.

[Affix Notary Seal]

GAIL L. FARLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 27, 2021

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: _____
TEMIA BEAMON

Subscribed and sworn to under oath before me, this 20 day of June, 2019 by TEMIA BEAMON.

[Affix Notary Seal]

GAIL L. FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 27, 2021

Grantee:

Grantee signature: _____
DAMMEION BEAMON

Subscribed and sworn to under oath before me, this 20 day of June, 2019 by DAMMEION BEAMON.

[Affix Notary Seal]

GAIL L. FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 27, 2021

EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 452 ON THE PLAN OF PRIEST LAKE PARK, SECTION 7-A, AS OF RECORD IN BOOK 5200, PAGE 107, 108 AND 109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE 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, in Deed Book as Instrument No. 20130703-0069324 on July 3, 2013.

PIN NO: 136 10 0 071.00

STREET ADDRESS:

316 Clearlake Drive W, Nashville, TN 37217

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.

19-021007 (PS)

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