This Instrument Prepared By:
Coast to Coast Document Services, LLC
c/o Attorney Thomas G. McCroskey
Tennessee Bar # 015569
124 W Freistadt Road, Unit 64
Thiensville, WI 53092

Return to After Recording:
Vantage Point Title
25400 US Hwy 19 North
Suite 135
Clearwater, FL 33763
Reference Number: TN514495

Karen Johnson Davidson County
Batch# 266745 DEEDQC
08/05/2019 01:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190805-0077487

QUIT CLAIM DEED

THIS INDENTURE, made this 15TH day of July, 20 19, between **PRICILLA BEATTY, a married woman**, whose post office address is 4260 Longfellow Dr., Nashville, TN 37214, hereinafter referred to as Grantor, and **PRICILLA BEATTY AND LEROY ALEXANDER BLUING, III, wife and husband**, whose post office address is 4260 Longfellow Dr., Nashville, TN 37214, hereinafter referred to as Grantees.

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration paid in hand by the Grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed, remised, released and QUIT CLAIMED, and does by these presents hereby grant, bargain, sell, convey, remise, release, and QUIT CLAIM unto the Grantees, all of the Grantor's right, title and interest in the following described premises, to wit:

A CERTAIN PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 262 ON THE PLAN OF ABBINGTON PARK, PHASE TWO, SECTION 1, AS OF RECORD IN INSTRUMENT NO. 20081008-1012227 AND REVISED IN INSTRUMENT NO. 20081024-0106746 AND BY SURVEYOR'S CERTIFICATE OF CORRECTION IN INSTRUMENT NO. 20081030-0108211, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THAT SAME PROPERTY CONVEYED TO PRISCILLA BEATTY, A SINGLE WOMAN BY DEED FROM CELEBRATION HOMES, LLC DATED MAY 24, 2012 AND RECORDED MAY 29, 2013 IN INSTRUMENT NO. 20130529-0053790 IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR DAVIDSON COUNTY, TENNESSEE.

Parcel ID / APN: 062-02-0B-278.00

PROPERTYADDRESS: 4260 Longfellow Dr., Nashville, TN 37214

AND ALL the estate, right, title and interest of the Grantor therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to Homestead and Dower therein; and to

have and to hold the said premises to the Grantees and Grantees' heirs, administrators, successors and assigns forever.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This Deed was made without the benefit of a title search or opinion, and the preparer of this Deed makes no representation as to the status of the title of the herein described property. The description was provided to the preparer of this deed, and preparer makes no warranty or representation as the accuracy of said description. The preparer of this deed did not participate in the financial closing of this transaction.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal on the day and year first above written.

Pricilla Beatty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15TH day of July, 2019, before me personally appeared Pricilla Beatty, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

WITNESS my hand and official seal.

Notary Public
My Commission expires: 1/3/23

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Pricilla Beatty
Affiant: Pricilla Beatty

Subscribed and sworn to before me this 15TH day of July, 2019, by PRICILLA BEATTY

Notary Public
Commission Expires: 1/3/23

Owners Name & Property Address and Responsible Party for Taxes:
Pricilla Beatty and Leroy Alexander Bluing, III
4260 Longfellow Dr.
Nashville, TN 37214

CLARISSA BLAKE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

True Copy Certification

I, **Darell Near**, do hereby make oath that I am 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 Florida

County of Pinellas

Personally appeared before me, **Jocelyn K Brown**, a notary public for this county and state, **Darell Near** 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: 9-9-2019

Notary' Seal (if on paper)

JOCELYN K. BROWN
MY COMMISSION # FF 901989
EXPIRES: September 9, 2019
Bonded Thru Notary Public Underwriters