Karen Johnson Davidson County
Batch# 293192 DEEDQC
09/30/2019 01:56:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190930-0099353

QUITCLAIM DEED

MAIL RECORDED DEED TO:

AMANDA MARIE ROSE
1515 ELMWOOD AVENUE
NASHVILLE, TN 37212

OWNER (SEND TAX BILLS TO):

AMANDA MARIE ROSE
1515 ELMWOOD AVENUE
NASHVILLE, TN 37212

File#: LR-TN-90968

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, AMANDA MARIE ROSE, also known as AMANDA ROSE, a married woman, who acquired title as unmarried, joined by her spouse, BENJAMIN MICHAEL BERRY(herein, 'Grantor'), whose address is 1515 Elmwood Avenue, Nashville, TN 37212, hereby bargains, sells, remises, releases, quit claims and conveys to AMANDA MARIE ROSE, a married woman (herein, 'Grantee'), whose address is 1515 Elmwood Avenue, Nashville, TN 37212, 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: 1515 Elmwood Avenue, Nashville, TN 37212

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 10th day of September, 2019.

PIN NO: 104-16-0-387.00

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

GRANTOR:

Amanda M Rose

AMANDA MARIE ROSE, also known as AMANDA ROSE

also known as Amanda Rose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, AMANDA MARIE ROSE, also known as AMANDA ROSE, 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 10TH day of SEPTEMBER 20 19

[Affix Notary Seal]

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

SIGNATURE OF NOTARY PUBLIC
My commission expires: 1/3/23

GRANTOR:

BENJAMIN MICHAEL BERRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, BENJAMIN MICHAEL BERRY, 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 10TH day of SEPTEMBER, 20 19

[Affix Notary Seal]

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

SIGNATURE OF NOTARY PUBLIC
My commission expires: 1/3/23

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $10.00 (AP).

Grantee:

Grantee signature: Amanda M Rose
AMANDA MARIE ROSE

Subscribed and sworn to under oath before me, this 10TH day of SEPTEMBER, 2019 by AMANDA MARIE ROSE.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 1/3/23

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

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 74 ON THE PLAN OF BELMONT LAND COMPANY'S PLAN OF LOTS CALLED BELMONT HEIGHTS, OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY. SAID PART OF LOT NO. 74 FRONTS 50 FEET ON THE SOUTHERLY MARGIN OF ELMWOOD AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 188 FEET TO AN ALLEY.

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, as Instrument No. 20080331-0031563, on March 31, 2008.

PIN NO: 104-16-0-387.00

STREET ADDRESS: 1515 Elmwood Avenue, Nashville, TN 37212

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.

19-024777 (AG)

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