Karen Johnson Davidson County
Batch# 392960 DEEDQC
04/29/2020 09:01:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200429-0044559

QUITCLAIM DEED

MAIL RECORDED DEED TO:

DAVID JUSTIN SAUER
RHANDEE GORTNEY SAUER
3493 RULAND PLACE
NASHVILLE, TN 37215

OWNER (SEND TAX BILLS TO):

DAVID JUSTIN SAUER
RHANDEE GORTNEY SAUER
3493 RULAND PLACE
NASHVILLE, TN 37215

CF-TN-103991

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, DAVID JUSTIN SAUER, also known as JUSTIN SAUER, and RHANDEE GORTNEY SAUER, also known as RHANDEE SAUER, husband and wife (herein, "Grantor"), whose address is 3493 Ruland Place, Nashville, TN 37215, hereby bargains, sells, remises, releases, quit claims and conveys to DAVID JUSTIN SAUER and RHANDEE GORTNEY SAUER, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 3493 Ruland Place, Nashville, TN 37215, 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: 3493 Ruland Place, Nashville, TN 37215

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 1ST day of APRIL, 20 20

PIN NO: 117 05 0 194.00

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

GRANTOR:

David Justin Sauer also known as Justin Sauer
DAVID JUSTIN SAUER, also known as JUSTIN SAUER

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, DAVID JUSTIN SAUER, also known as JUSTIN SAUER, 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 1ST day of APRIL, 2020

[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: 1/3/2023

GRANTOR:

Rhandee Gortney Sauer also known as
RHANDEE GORTNEY SAUER, also known as RHANDEE SAUER

Rhandee Sauer

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, RHANDEE GORTNEY SAUER, also known as RHANDEE SAUER, 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 1ST day of APRIL, 2020

[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: 1/3/2023

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration for this transfer is _____.

Grantee:

Grantee signature: _____
DAVID JUSTIN SAUER

Subscribed and sworn to under oath before me, this 1ST day of APRIL, 2020 by DAVID JUSTIN SAUER.

[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: 1/3/2023

Grantee:

Grantee signature: _____
RHANDEE GORTNEY SAUER

Subscribed and sworn to under oath before me, this 1ST day of APRIL, 2020 by RHANDEE GORTNEY SAUER.

[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: 1/3/2023

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 14, BLOCK C, REVISED PLAN OF LIFE & CASUALTY INSURANCE COMPANY'S SUBDIVISION OF WOODMONT ACRES, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 843, PAGE 102, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY NUDE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

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 Warranty Deed in Instrument No. 20171229-0132456 on December 29, 2017.

PIN NO: 117 05 0 194.00

STREET ADDRESS:

3493 Ruland Place, Nashville, TN 37215

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.

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 # 77893
KEN L. AMACKER
My Commission Expires
June 15, 2021
PEARL RIVER COUNTY