Karen Johnson Davidson County
Batch# 400843 DEEDQC
05/15/2020 10:07:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200515-0050512

QUITCLAIM DEED

File# CF-TN-106134 &

MAIL RECORDED DEED TO:

ANDREW HOHWALD
LAURA COOPER HOHWALD
1107 54TH AVENUE
NASHVILLE, TN 37209

OWNER (SEND TAX BILLS TO):

ANDREW HOHWALD
LAURA COOPER HOHWALD
1107 54TH AVENUE
NASHVILLE, TN 37209

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, ANDREW HOHWALD and LAURA COOPER HOHWALD, also known as LAURA COOPER, husband and wife, who acquired title as both unmarried (herein, "Grantor"), whose address is 1107 54th Avenue, Nashville, TN 37209, hereby bargains, sells, remises, releases, quit claims and conveys to ANDREW HOHWALD and LAURA COOPER HOHWALD, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 1107 54th Avenue, Nashville, TN 37209, 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: 1107 54th Avenue, Nashville, TN 37209

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.

WITNESS my hand and seal this 15th day of April, 2020

Send tax bills to:
Andrew Hohwald
Laura Cooper Hohwald
1107 54th Avenue
Nashville, TN 37209

PIN NO: 091 07 0L 002.00

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

GRANTOR:

ANDREW HOHWALD

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, ANDREW HOHWALD, 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 15th day of April, 2020

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3.23.2021

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

GRANTOR:

LAURA COOPER HOHWALD, also known as LAURA COOPER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, LAURA COOPER HOHWALD, also known as LAURA COOPER, 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 15th day of April, 2020

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3.23.2021

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00 or _____.

Grantee:

Grantee signature: _____
ANDREW HOHWALD

Subscribed and sworn to under oath before me, this 15th day of April, 2020 by ANDREW HOHWALD.

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3.23.2021

[Affix Notary Seal]

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Grantee:

Grantee signature: _____
LAURA COOPER HOHWALD

Subscribed and sworn to under oath before me, this 15th day of April, 2020 by LAURA COOPER HOHWALD.

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3.23.2021

[Affix Notary Seal]

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B, ESTEPP KENTUCKY 5401 COTTAGES, AS SHOWN IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NUMBER 20140224-0015813, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE 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 Book as Instrument No. 20140902-0079907, on September 2, 2014.

PIN NO: 091 07 0L 002.00

STREET ADDRESS:

1107 54th Avenue, Nashville, TN 37209

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 # 77993
KEN L. AMACKER
My Commission Expires
June 15, 2021
PEARL RIVER COUNTY