Karen Johnson Davidson County
Batch# 411172 DEEDQC
06/08/2020 08:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200608-0058318

QUITCLAIM DEED

MAIL RECORDED DEED TO:

GEORGE FREDERICK AMBELANG
BRIE TANYA AMBELANG
4020 EDWARDS AVE.
NASHVILLE, TN 37216

OWNER (SEND TAX BILLS TO):

GEORGE FREDERICK AMBELANG
BRIE TANYA AMBELANG
4020 EDWARDS AVE.
NASHVILLE, TN 37216

File#: CF-TN-108722

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, GEORGE FREDERICK AMBELANG, a married man who acquired title as unmarried, joined by his spouse, BRIE TANYA AMBELANG (herein, "Grantor"), whose address is 4020 Edwards Ave., Nashville, TN 37216, hereby bargains, sells, remises, releases, quit claims and conveys to GEORGE FREDERICK AMBELANG and BRIE TANYA AMBELANG, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 4020 Edwards Ave., Nashville, TN 37216, 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: 4020 Edwards Ave., Nashville, TN 37216

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.

PIN NO: 061-10-0-078.00

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

WITNESS my hand and seal this 25 day of April, 2020.

By means of:
[V] Physical Presence
[ ] Online Notarization

GRANTOR:

George Frederick Ambelang

STATE OF FL
COUNTY OF Broward

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, George Frederick Ambelang, 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 25 day of April, 2020.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10-6-2023

MICHAEL D. PETRI
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # GG 919848
My Commission Expires 10/06/2023

GRANTOR:

Brie Tanya Ambelang

STATE OF FL
COUNTY OF Broward

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Brie Tanya Ambelang, 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 25 day of April, 2020.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10-6-2023

MICHAEL D. PETRI
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # GG 919848
My Commission Expires 10/06/2023

By means of:
[V] Physical Presence
[ ] Online Notarization

By means of:
[X] Physical Presence
[ ] Online Notarization

OATH OF CONSIDERATION

STATE OF FL
COUNTY OF Broward

The actual consideration for this transfer is ~~TN Property 1020 Edwards Ave, Nashville, TN 37216~~ $10.00 MOF

Grantee:

Grantee signature: _____
GEORGE FREDERICK AMBELANG

Subscribed and sworn to under oath before me, this 25 day of April, 2020 by GEORGE FREDERICK AMBELANG.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10-6-2023

MICHAEL D. PETRI
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # GG 919848
My Commission Expires 10/06/2023

Grantee:

Grantee signature: _____
BRIE TANYA AMBELANG

Subscribed and sworn to under oath before me, this 25 day of April, 2020 by BRIE TANYA AMBELANG.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10-6-2023

MICHAEL D. PETRI
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # GG 919848
My Commission Expires 10/06/2023

By means of:
[X] Physical Presence
[ ] Online Notarization

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 105 ON THE PLAN OF MAPLEWOOD HEIGHTS, AS OF RECORD IN PLAT BOOK 547, PAGE 77-78, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL 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, as Instrument No. 20120720-0063825 on July 20, 2012.

PIN NO: 061-10-0-078.00

STREET ADDRESS:

4020 Edwards Ave., Nashville, TN 37216

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.

20-033231 (LB)

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