Karen Johnson Davidson County
Batch# 419540 DEEDQC
06/18/2020 03:39:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200618-0064740

QUITCLAIM DEED

File# CF-TN-105449

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
HERMAN LYNN HOWARD REBECCA SUE HOWARD CHRISTOPHER PAUL MAJKA 1715 KNOWLES STREET NASHVILLE, TN 37208	HERMAN LYNN HOWARD REBECCA SUE HOWARD CHRISTOPHER PAUL MAJKA 1715 KNOWLES STREET NASHVILLE, TN 37208

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, HERMAN LYNN HOWARD and REBECCA SUE HOWARD, husband and wife (herein, "Grantor"), whose address is 1715 Knowles Street, Nashville, TN 37208, hereby bargains, sells, remises, releases, quit claims and conveys to HERMAN LYNN HOWARD and REBECCA SUE HOWARD, husband and wife, whose address is 6209 Lago Vista Drive, Corpus Christi, TX 78414, and CHRISTOPHER PAUL MAJKA, a married man, whose address is 6209 Lago Vista Drive, Corpus Christi, TX 78414, as joint tenants with right of survivorship (herein, "Grantee"), 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: 1715 Knowles Street, Nashville, TN 37208

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: 081 15 0 356.00

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

WITNESS my hand and seal this 16 day of May, 2020

GRANTOR:

HERMAN LYNN HOWARD

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, HERMAN LYNN HOWARD, 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 16 day of May, 2020

[Affix Notary Seal]

JANA DRURY
TENNESSEE NOTARY PUBLIC
My Comm Exp.
COUNTY OF DECEMBER 19, 2023

Jana Drury
SIGNATURE OF NOTARY PUBLIC
My commission expires: 12-19-23

GRANTOR:

Rebecca S Howard
REBECCA SUE HOWARD

STATE OF TEXAS
COUNTY OF NUECES

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, REBECCA SUE HOWARD, 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 13 day of MAY, 2020

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: SEPTEMBER 6, 2023

KAREN A SILVERNAIL
Notary ID #132162675
My Commission Expires
September 6, 2023

KAREN A SILVERNAIL
Notary ID #132162675
My Commission Expires
September 6, 2023

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00

Grantee:

Grantee signature: _____
HERMAN LYNN HOWARD

Subscribed and sworn to under oath before me, this 16 day of May, 2020 by HERMAN LYNN HOWARD.

[Affix Notary Seal]

JANA DRURY
TENNESSEE NOTARY PUBLIC
My Comm Exp. DECEMBER 19, 2023
COUNTY OF

Jana Drury
SIGNATURE OF NOTARY PUBLIC
My commission expires: 12-19-23

Grantee:

Grantee signature: Rebecca S. Howard
REBECCA SUE HOWARD

Subscribed and sworn to under oath before me, this 13 day of MAY, 2020 by REBECCA SUE HOWARD.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: SEPTEMBER 6, 2023

NOTARY PUBLIC STATE OF TEXAS
KAREN A SILVERNAIL
Notary ID #132162675
My Commission Expires
September 6, 2023

Grantee:

Grantee signature: _____

CHRISTOPHER PAUL MAJKA

Subscribed and sworn to under oath before me, this 13 day of MAY, 2023 by CHRISTOPHER PAUL MAJKA.

[Affix Notary Seal]

_____

SIGNATURE OF NOTARY PUBLIC

My commission expires: SEPTEMBER 6, 2023

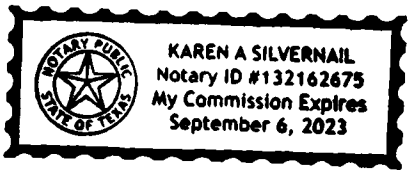


EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 30 FEET OF LOT NO. 17 ON THE MAP OF BRANSFORD REALTY CO'S RESUBDIVISION OF PART OF MANLOVE'S ADDITION, OF RECORD IN BOOK 421, PAGE 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 17 FRONTS 30 FEET ON THE SOUTHERLY SIDE OF KNOWLES, FORMERLY THOMPSON STREET AND RUNS BACK BETWEEN PARALLEL LINES 157 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, in Warranty Deed Instrument No. 20181219-0123472 on December 19, 2018.

PIN NO: 081 15 0 356.00

STREET ADDRESS:

1715 Knowles Street, Nashville, TN 37208

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