Karen Johnson Davidson County
Batch# 419565 DEEDQC
06/18/2020 03:48:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200618-0064771

QUITCLAIM DEED

MAIL RECORDED DEED TO:

BRETT NELSON FLENER
SAMANTHA M. MCKEAN
619 N. 5TH STREET
NASHVILLE, TN 37207

OWNER (SEND TAX BILLS TO):

BRETT NELSON FLENER
SAMANTHA M. MCKEAN
619 N. 5TH STREET
NASHVILLE, TN 37207

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, BRETT NELSON FLENER, a married man, who acquired title as unmarried, joined by his spouse, SAMANTHA M. MCKEAN (herein, "Grantor"), whose address is 619 N. 5th Street, Nashville, TN 37207, hereby bargains, sells, remises, releases, quit claims and conveys to BRETT NELSON FLENER and SAMANTHA M. MCKEAN, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 619 N. 5th Street, Nashville, TN 37207, 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: 619 N. 5th Street, Nashville, TN 37207

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 21 day of MAY, 2020

PIN NO: 082 07 0 488.00

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

GRANTOR:

Brett Nelson Flener 5-21-202

BRETT NELSON FLENER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, BRETT NELSON FLENER, 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 21 day of May, 2020

[Affix Notary Seal]

CHRISTOPHER PETERSEN
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
NOV. 8, 2022
COUNTY OF DAVIDSON

SIGNATURE OF NOTARY PUBLIC
My commission expires: Nov 8 2022

GRANTOR:

Samantha M. McKean

SAMANTHA M. MCKEAN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, SAMANTHA M. MCKEAN, 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 21 day of May, 2020

[Affix Notary Seal]

CHRISTOPHER PETERSEN
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
NOV. 8, 2022
COUNTY OF DAVIDSON

SIGNATURE OF NOTARY PUBLIC
My commission expires: Nov 8 2022

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: Brett Nelson Flener
BRETT NELSON FLENER

Subscribed and sworn to under oath before me, this 21 day of MAY, 2020 by BRETT NELSON FLENER.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: Nov 8 2022

CHRISTOPHER PETERSEN
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
NOV. 8, 2022
COUNTY OF DAVIDSON

Grantee:

Grantee signature: Samantha M. McKean
SAMANTHA M. MCKEAN

Subscribed and sworn to under oath before me, this 21 day of MAY, 2020 by SAMANTHA M. MCKEAN.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: Nov 8 2022

CHRISTOPHER PETERSEN
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
NOV. 8, 2022
COUNTY OF DAVIDSON

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 ON THE PLAN OF ARRINGTON HEIGHTS, SECTION III, OF RECORD IN BOOK 3300, PAGE 99, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 10 FRONTS 54 FEET ON THE EASTERLY MARGIN OF NORTH 5TH STREET AND EXTENDS BACK 318.97 FEET ON THE NORTHERLY LINE AND 303.62 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 56.14 FEET THEREON.

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 20150120-0005429 on January 20, 2015.

PIN NO: 082 07 0 488.00

STREET ADDRESS:

619 N. 5th Street, Nashville, TN 37207

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.

20-033885 (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