Karen Johnson Davidson County
Batch# 421362 DEEDQC
06/19/2020 02:55:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200619-0065738

QUITCLAIM DEED

MAIL RECORDED DEED TO:

BRETT R. DORSETT
2728 AIRWOOD DRIVE
NASHVILLE, TN 37214

CF. TN. 113519

OWNER (SEND TAX BILLS TO):

BRETT R. DORSETT
2728 AIRWOOD DRIVE
NASHVILLE, TN 37214

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 R. DORSETT AKA BRETT RICHARD DORSETT, an unmarried man (herein, "Grantor"), whose address is 2728 Airwood Drive, Nashville, TN 37214, hereby bargains, sells, remises, releases, quit claims and conveys to BRETT R. DORSETT, an unmarried man (herein, "Grantee"), whose address is 2728 Airwood Drive, Nashville, TN 37214, 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: 2728 Airwood Drive, Nashville, TN 37214

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 22 day of May, 2020

PIN NO: 095 12 0A 205.00

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

GRANTOR:

Brett R Dorsett

Brett R. Dorsett aka Brett Richard Dorsett

STATE OF Tennessee
COUNTY OF Wilson

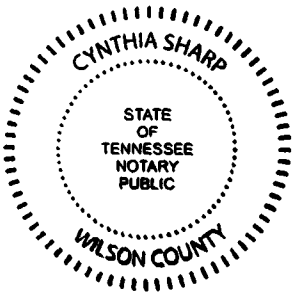
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Brett R. Dorsett aka Brett Richard Dorsett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of May, 2020

[Affix Notary Seal]

Cynthia Sharp

SIGNATURE OF NOTARY PUBLIC, Cynthia Sharp
My commission expires: 03/31/2021



OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: Brett R Dorsett
Brett R. Dorsett

Subscribed and sworn to under oath before me, this 22 day of May, 2020 by Brett R. Dorsett.

[Affix Notary Seal]

Cynthia Sharp
SIGNATURE OF NOTARY PUBLIC, Cynthia Sharp
My commission expires: 03/31/2021

CYNTHIA SHARP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 31 ON THE PLAN OF FINAL PLAT OF PHASE TWO, LAKELAND-SECTION TWO OF RECORD IN PLAT BOOK 7900, PAGE 103, 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 as Instrument No. 20170602-0055444.

PIN NO: 095 12 0A 205.00

STREET ADDRESS:

2728 Airwood Drive, Nashville, TN 37214

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.

20-034377 (JL)

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