Karen Johnson Davidson County
Batch# 435663 DEEDQC
07/10/2020 03:31:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200710-0075835

QUITCLAIM DEED

MAIL RECORDED DEED TO:

KAYLA NICOLE FERREL
GARRETT ALLEN FERREL
761 COTTAGE PARK DRIVE
NASHVILLE, TN 37207

File # CF-TN-11C35Le(ne)

OWNER (SEND TAX BILLS TO):

KAYLA NICOLE FERREL
GARRETT ALLEN FERREL
761 COTTAGE PARK DRIVE
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, KAYLA NICOLE FERREL, a married woman, who acquired title as KAYLA NICOLE MAYES, a single woman, joined by her spouse, GARRETT ALLEN FERREL (herein, "Grantor"), whose address is 761 Cottage Park Drive, Nashville, TN 37207, hereby bargains, sells, remises, releases, quit claims and conveys to KAYLA NICOLE FERREL and GARRETT ALLEN FERREL, wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 761 Cottage Park Drive, 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: 761 Cottage Park Drive, 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 17 day of June, 2020.

PIN NO: 060-11-0B-052.00

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

GRANTOR:

Kayla Nicole Ferrel

KAYLA NICOLE FERREL, who acquired title as
KAYLA NICOLE MAYES

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, KAYLA NICOLE FERREL, who acquired title as KAYLA NICOLE MAYES, 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 17 day of June, 2020.

[Affix Notary Seal]

Derri Dalton

SIGNATURE OF NOTARY PUBLIC
My commission expires: 12/2/2024

DERRI DALTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

GRANTOR:

GARRETT ALLEN FERREL

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, GARRETT ALLEN FERREL, 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 17 day of June, 20

[Affix Notary Seal]

Derri Dalton

SIGNATURE OF NOTARY PUBLIC
My commission expires: 12/2/2024

DERRI DALTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is 0.

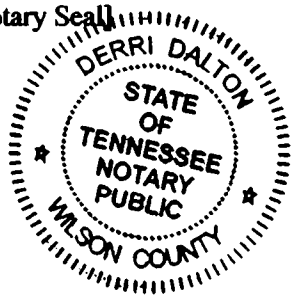
Grantee:

Grantee signature: Kayla Nicole Ferrel
KAYLA NICOLE FERREL

Subscribed and sworn to under oath before me, this 17 day of June, 2020 by KAYLA NICOLE FERREL.

Derri Dalton
SIGNATURE OF NOTARY PUBLIC
My commission expires: 6/2/2024

[Affix Notary Seal]



Grantee:

Grantee signature: Garrett Allen Ferrel
GARRETT ALLEN FERREL

Subscribed and sworn to under oath before me, this 17 day of June, 2020 by GARRETT ALLEN FERREL.

Derri Dalton
SIGNATURE OF NOTARY PUBLIC
My commission expires: 6/2/2024

[Affix Notary Seal]

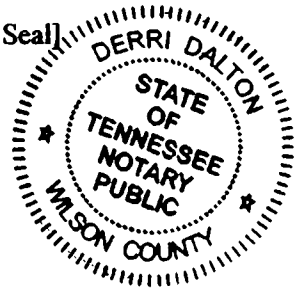


EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 52, COTTAGE PARK, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20151203- 0122006, AS AMENDED IN INSTRUMENT NO. 20160126-0007567 AND 20160928- 0102452 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR 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 Document No. 20171219-0129191, on December 19, 2017.

PIN NO: 060-11-0B-052.00

STREET ADDRESS:

761 COTTAGE PARK DRIVE, 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.

20-034396 (CM)

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