Karen Johnson Davidson County
Batch# 455341 DEEDQC
08/12/2020 01:08:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200812-0090058

QUITCLAIM DEED

MAIL RECORDED DEED TO:

CHRISTOPHER W. DALTON
AMANDA N. DALTON
4932 LEESA ANN LANE
HERMITAGE, TN 37076

OWNER (SEND TAX BILLS TO):

CHRISTOPHER W. DALTON
AMANDA N. DALTON
4932 LEESA ANN LANE
HERMITAGE, TN 37076

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, CHRISTOPHER W. DALTON, a married man, joined by his spouse, AMANDA N. DALTON (herein, "Grantor"), whose address is 4932 Leesa Ann Lane, Hermitage, TN 37076, hereby bargains, sells, remises, releases, quit claims and conveys to CHRISTOPHER W. DALTON and AMANDA N. DALTON, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 4932 Leesa Ann Lane, Hermitage, TN 37076, 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: 4932 Leesa Ann Lane, Hermitage, TN 37076

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

WITNESS my hand and seal this 23 day of JULY, 2020.

PIN NO: 076-05-0-030.00

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

FILE # CF-TN-124434

GRANTOR:

Christopher W. Dalton
CHRISTOPHER W. DALTON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, CHRISTOPHER W. DALTON, 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 23 day of July, 2020

[Affix Notary Seal]

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

SIGNATURE OF NOTARY PUBLIC
My commission expires: 4/18/22

GRANTOR:

Amanda N. Dalton
AMANDA N. DALTON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, AMANDA N. DALTON, 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 23 day of July, 2020

[Affix Notary Seal]

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

SIGNATURE OF NOTARY PUBLIC
My commission expires: 4/18/22

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is 10.00.

Grantee:

Grantee signature: Christopher W. Dalton
CHRISTOPHER W. DALTON

Subscribed and sworn to under oath before me, this 23 day of July, 2020 by CHRISTOPHER W. DALTON.

SIGNATURE OF NOTARY PUBLIC
My commission expires: 4/18/22

[Affix Notary Seal]

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

Grantee:

Grantee signature: Amanda N. Dalton
AMANDA N. DALTON

Subscribed and sworn to under oath before me, this 23 day of July, 2020 by AMANDA N. DALTON.

SIGNATURE OF NOTARY PUBLIC
My commission expires: 4/18/22

[Affix Notary Seal]

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 27 ON THE PLAN OF HIDDEN HILLS OF RECORD IN BOOK 4860, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

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 Book as 20171113-0115824 on November 13, 2017.

PIN NO: 076-05-0-030.00

STREET ADDRESS:

4932 Leesa Ann Lane, Hermitage, TN 37076

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.

20-036697 (MD)

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