Karen Johnson Davidson County
Batch# 459514 DEEDQC
08/19/2020 08:33:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200819-0093084

QUITCLAIM DEED

MAIL RECORDED DEED TO:

MICHAEL P. MORANSKI
RACHEL D. HINSON
2513 WESTERN HILLS DRIVE
NASHVILLE, TN 37214

OWNER (SEND TAX BILLS TO):

MICHAEL P. MORANSKI
RACHEL D. HINSON
2513 WESTERN HILLS DRIVE
NASHVILLE, TN 37214

FTMH-TN-122816

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, MICHAEL P. MORANSKI and RACHEL D. HINSON, husband and wife, who acquired title as an unmarried man and unmarried woman (herein, "Grantor"), whose address is 2513 Western Hills Drive, Nashville, TN 37214, hereby bargains, sells, remises, releases, quit claims and conveys to MICHAEL P. MORANSKI and RACHEL D. HINSON, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 2513 Western Hills 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: 2513 Western Hills Drive, Nashville, TN 37214

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 30 day of July, 2020.

PIN NO: 073-03-00-073.00

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

GRANTOR:

MICHAEL P. MORANSKI

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, MICHAEL P. MORANSKI, 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 30 day of July, 2020

[Affix Notary Seal]

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3.23.2021

GRANTOR:

RACHEL D. HINSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, RACHEL D. HINSON, 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 30 day of July, 2020

[Affix Notary Seal]

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3.23.2021

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: _____
MICHAEL P. MORANSKI

Subscribed and sworn to under oath before me, this 30 day of July, 2020 by MICHAEL P. MORANSKI.

[Affix Notary Seal]

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3.23.2021

Grantee:

Grantee signature: _____
RACHEL D. HINSON

Subscribed and sworn to under oath before me, this 30 day of July, 2020 by RACHEL D. HINSON.

[Affix Notary Seal]

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3.23.2021

EXHIBIT A

[Legal Description]

LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 14, SECTION ONE, SUTHERLAND HEIGHTS, ACCORDING TO PLAT AND SURVEY OF SAME APPEARING OF RECORD IN PLAT BOOK 2663, PAGE 18, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS AS TO LOCATION AND DESCRIPTION OF SAID LOT.

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 Instrument No. 20141029-0099774 on October 29, 2014.

PIN NO: 073-03-00.073.00

STREET ADDRESS:

2513 Western Hills 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.

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