Karen Johnson Davidson County
Batch# 461027 DEEDQC
08/20/2020 11:56:30 AM 7 pgs
Fees: $38.00 Taxes: $411.93
20200820-0094070

QUITCLAIM DEED

MAIL RECORDED DEED TO:

VALERIE SIZEMORE
JOHN SIZEMORE
SHIRLEY SIZEMORE
1820 14TH AVENUE N., #A
NASHVILLE, TN 37208

OWNER (SEND TAX BILLS TO):

VALERIE SIZEMORE
JOHN SIZEMORE
SHIRLEY SIZEMORE
1820 14TH AVENUE N., #A
NASHVILLE, TN 37208

FOR AND IN CONSIDERATION OF THE SUM OF $111,333.33 cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, VALERIE SIZEMORE and JOHN SIZEMORE, wife and husband, and HERMAN HOWARD, a married man, joined by his spouse, REBECCA B. HOWARD (herein, "Grantor"), whose address is 1820 14th Avenue N., Nashville, TN 37208, hereby bargains, sells, remises, releases, quit claims and conveys to VALERIE SIZEMORE and JOHN SIZEMORE, wife and husband, and SHIRLEY SIZEMORE, an unmarried woman, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 1820 14th Avenue N., Nashville, TN 37208, 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: 1820 14th Avenue N., #A, Nashville, TN 37208

WITNESS my hand and seal this 25 day of JUNE , 2020.

PIN NO: 081 07 4F 001.00

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

FILE # CF-TN-110322

GRANTOR:

VALERIE SIZEMORE

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, VALERIE SIZEMORE, 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 26 day of June, 2020

[Affix Notary Seal]

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/03/2020

GRANTOR:

JOHN SIZEMORE

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JOHN SIZEMORE, 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 26 day of June, 2020

[Affix Notary Seal]

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/03/2020

GRANTOR:

HERMAN HOWARD

STATE OF VIRGINIA
COUNTY OF JAMES CITY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, HERMAN HOWARD, 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 25 day of JUNE, 2020.

[Affix Notary Seal]

Charlotte R. Moore
SIGNATURE OF NOTARY PUBLIC
My commission expires: 31 MAY 2021

Charlotte R.Moore
Commonwealth of Virginia
Notary Public
Commission No. 7570494
My Commission Expires 5/31/2021

GRANTOR:

Rebecca B. Howard
REBECCA B. HOWARD

STATE OF VIRGINIA
COUNTY OF JAMES CITY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, REBECCA B. HOWARD, 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 25 day of JUNE, 2020.

[Affix Notary Seal]

Charlotte R. Moore
SIGNATURE OF NOTARY PUBLIC
My commission expires: 31 MAY 2021

Charlotte R.Moore
Commonwealth of Virginia
Notary Public
Commission No. 7570494
My Commission Expires 5/31/2021

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $111,333.33.

Grantee:

Grantee signature: Valerie Sizemore
VALERIE SIZEMORE

Subscribed and sworn to under oath before me, this 26 day of June, 2020 by VALERIE SIZEMORE.

[Affix Notary Seal]

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/03/2020

Grantee:

Grantee signature:
JOHN SIZEMORE

Subscribed and sworn to under oath before me, this 26 day of June, 2020 by JOHN SIZEMORE.

[Affix Notary Seal]

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/03/2020

Grantee:

Grantee signature: Shirley Sizemore
SHIRLEY SIZEMORE

Subscribed and sworn to under oath before me, this 25 day of June, 2020 by SHIRLEY SIZEMORE.

[Affix Notary Seal]

Charlotte R. Moore
SIGNATURE OF NOTARY PUBLIC
My commission expires: 31 MAY 2021

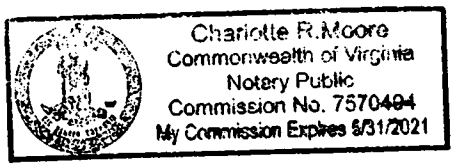


EXHIBIT A

[Legal Description]

BEING UNIT A OF 1820 14TH AVE HOMES ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT NO. 20170918-0095397 AND AMENDED IN INSTRUMENT NO. 20171206-0124675 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED ON EXHIBIT B TO MASTER DEED AS AMENDED 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, by Instrument No. 20180918-0092263 on September 18, 2018.

PIN NO: 081 07 4F 001.00

STREET ADDRESS:

1820 14th Avenue N., #A, Nashville, TN 37208

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