Karen Johnson Davidson County
Batch# 476052 DEEDQC
09/15/2020 10:54:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200915-0105101

QUITCLAIM DEED

MAIL RECORDED DEED TO:

CHARLES WEINGARTNER
ELIZABETH SETTLE WEINGARTNER
2408 ANDREW PLACE
NASHVILLE, TN 37216

FIMH-TN-123637(P)

OWNER (SEND TAX BILLS TO):

CHARLES WEINGARTNER
ELIZABETH SETTLE WEINGARTNER
2408 ANDREW PLACE
NASHVILLE, TN 37216

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, CHARLES WEINGARTNER and ELIZABETH SETTLE WEINGARTNER, also known as ASHLEY SETTLE WEINGARTNER, husband and wife(herein, "Grantor"), whose address is 2408 Andrew Place, Nashville, TN 37216, hereby bargains, sells, remises, releases, quit claims and conveys to CHARLES WEINGARTNER and ELIZABETH SETTLE WEINGARTNER, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 2408 Andrew Place, Nashville, TN 37216, 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: 2408 Andrew Place, Nashville, TN 37216

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 27th day of August, 2020.

PIN NO: 073 09 0 033.00

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

GRANTOR:

Charles Weingartner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Charles Weingartner, 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 27 day of August, 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:

Elizabeth Settle Weingartner, also known as
Ashley Settle Weingartner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Elizabeth Settle Weingartner, also known as Ashley Settle Weingartner, 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 27th day of August, 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: _____
CHARLES WEINGARTNER

Subscribed and sworn to under oath before me, this 27 day of August, 2020 by CHARLES WEINGARTNER.

[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: _____
ELIZABETH SETTLE WEINGARTNER

Subscribed and sworn to under oath before me, this 27th day of August, 2020 by ELIZABETH WEINGARTNER.

[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]

BEING LOT NO. 49 AS SHOWN ON THE MAP ENTITLED GIBSON HEIGHTS, OF RECORD IN PLAT BOOK 1835, PAGE 133, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH RECORD REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

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 Instrument Number 20180305-0020409 on March 5, 2018.

PIN NO: 073 09 0 033.00

STREET ADDRESS:

2408 Andrew Place, Nashville, TN 37216

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