Karen Johnson Davidson County
Batch# 522369 DEEDQC
12/01/2020 10:03:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201201-0139333

QUITCLAIM DEED

MAIL RECORDED DEED TO:

JASON CORY NORMAN
RACHEL JULIA MURPHY NORMAN
3607 PILCHER AVE.
NASHVILLE, TN 37209

OWNER (SEND TAX BILLS TO):

JASON CORY NORMAN
RACHEL JULIA MURPHY NORMAN
3607 PILCHER AVE.
NASHVILLE, TN 37209

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, JASON CORY NORMAN, a married man, joined by his spouse, RACHEL JULIA MURPHY NORMAN (herein, "Grantor"), whose address is 3607 Pilcher Ave., Nashville, TN 37209, hereby bargains, sells, remises, releases, quit claims and conveys to JASON CORY NORMAN and RACHEL JULIA MURPHY NORMAN, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 3607 Pilcher Ave., Nashville, TN 37209, 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: 3607 Pilcher Ave., Nashville, TN 37209

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 26 day of OCTOBER, 2020.

[Signatures contained on following page]

PIN NO: 104-01-0-247.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511
FILE # CF-TN-137391

GRANTOR:

JASON CORY NORMAN

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JASON CORY NORMAN, 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 OCT, 2020

[Affix Notary Seal]

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 09-08-22

GRANTOR:

RACHEL JULIA MURPHY NORMAN

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, RACHEL JULIA MURPHY NORMAN, 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 OCT, 2020

[Affix Notary Seal]

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 09-06-22

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: _____
JASON CORY NORMAN

Subscribed and sworn to under oath before me, this 26 day of OCT, 20 20 by JASON CORY NORMAN.

[Affix Notary Seal]

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 09.06-22

Grantee:

Grantee signature: _____
RACHEL JULIA MURPHY NORMAN

Subscribed and sworn to under oath before me, this 26 day of OCT, 20 20 by RACHEL JULIA MURPHY NORMAN.

[Affix Notary Seal]

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-6-22

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY PART OF LOTS NOS. 179 AND 180 ON THE PLAN OF WEST GROVE SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF PITCHER AVENUE AT THE CORNER OF LOTS NOS. 178 AND 179; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHWARDLY 98 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO LULA MAI PORTER BY DEED FROM ALMA HILL OF RECORD IN BOOK 866, PAGE 699, SAID REGISTER'S OFFICE; THENCE WITH SAID PORTER'S NORTHERLY LINE EASTWARDLY 62 FEET MORE OR LESS, TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO FANNIE PHILLIPS BY DEED FROM ALMA HILL, OF RECORD IN BOOK 869, PAGE 341, SAID REGISTER'S OFFICE; THENCE WITH FANNIE PHILLIPS NORTHERLY LINE EASTWARDLY 50 FEET, MORE OR LESS, TO THE LINE BETWEEN LOTS NOS. 180 AND 181 ON SAID PLAN; THENCE WITH SAID LINE NORTHWARDLY 100 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF PITCHER AVENUE; THENCE WITH THE SAME WESTWARDLY 100 FEET TO THE BEGINNING.

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 Instrument No. 20110224-0015222 on February 24, 2011.

PIN NO: 104-01-0-247.00

STREET ADDRESS: 3607 Pilcher Ave., Nashville, TN 37209

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, Neisha L. Schwartz, 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.

Neisha L. Schwartz
Notary's Signature

My Commission Expires: 12/2/2022
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 126157
NEISHA L. SCHWARTZ
Commission Expires
Dec. 2, 2022
HANCOCK COUNTY