Karen Johnson Davidson County
Batch# 591008 DEEDQC
03/12/2021 12:58:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210312-0033198

QUITCLAIM DEED

MAIL RECORDED DEED TO:

KYLE H. DEUTSCHMANN
301 PARKIN STREET
BALTIMORE, MD 21230

OWNER (SEND TAX BILLS TO):

KYLE H. DEUTSCHMANN
301 PARKIN STREET
BALTIMORE, MD 21230

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, KYLE H. DEUTSCHMANN, an unmarried man, and RICHARD DEUTSCHMANN, a married man (herein, "Grantor"), whose address is 301 Parkin Street, Baltimore, MD 21230, hereby bargains, sells, remises, releases, quit claims and conveys to KYLE H. DEUTSCHMANN, an unmarried man (herein, "Grantee"), whose address is 301 Parkin Street, Baltimore, MD 21230, 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: 1006B Trice Drive, Nashville, TN 37209-1955

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.

PIN NO: 091 064 K 002.00

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

WITNESS my hand and seal this 19th day of February, 2021.

GRANTOR:

Kyle H Deutschmann
KYLE H. DEUTSCHMANN

STATE OF Maryland
COUNTY OF Baltimore

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, KYLE H. DEUTSCHMANN, 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 19th day of February, 2021.

[Affix Notary Seal]

Alisha J McFadden
SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/30/2022

ALISHA J MCFADDEN
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES JULY 30, 2022

GRANTOR:

RICHARD DEUTSCHMANN

STATE OF Maryland
COUNTY OF Baltimore

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, RICHARD DEUTSCHMANN, 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 19th day of February, 2021.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/30/2022

ALISHA J MCFADDEN
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES JULY 30, 2022

OATH OF CONSIDERATION

STATE OF Maryland
COUNTY OF Baltimore

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: Kyle H Deutschmann
KYLE H. DEUTSCHMANN

Subscribed and sworn to under oath before me, this 19th day of February, 2021 by KYLE H. DEUTSCHMANN.

[Affix Notary Seal]

Alisha J McFadden
SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/30/2022

ALISHA J MCFADDEN
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES JULY 30, 2022

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B, HOMES AT 1006 TRICE DRIVE A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, RECORDED AT INSTRUMENT NO. 20180123-007066, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

This property is the homestead property of grantor Kyle H. Deutschmann,
it is not the homestead property of grantor Richard Deutschmann.

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. 20180820-0082316 on August 20, 2018.

PIN NO: 091 064 K 002.00

STREET ADDRESS: 1006B Trice Drive, Nashville, TN 37209-1955

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)

