Karen Johnson Davidson County
Batch# 592398 DEEDQC
03/16/2021 08:11:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210316-0034308

QUITCLAIM DEED

MAIL RECORDED DEED TO:

LISA MONTGOMERY
WILLIAM MONTGOMERY
2357 ALTERAS DRIVE
NASHVILLE, TN 37211

OWNER (SEND TAX BILLS TO):

LISA MONTGOMERY
WILLIAM MONTGOMERY
2357 ALTERAS DRIVE
NASHVILLE, TN 37211

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, LISA MONTGOMERY, a married woman, who acquired title as LISA NEASE, a single person, joined by her spouse, WILLIAM MONTGOMERY (herein, "Grantor"), whose address is 2357 Alteras Drive, Nashville, TN 37211, hereby bargains, sells, remises, releases, quit claims and conveys to LISA MONTGOMERY and WILLIAM MONTGOMERY, wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 2357 Alteras Drive, Nashville, TN 37211, 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: 2357 Alteras Drive, Nashville, TN 37211

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 19th day of Feb, 2021.

PIN NO: 173 09. 0A 602.00

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

GRANTOR:

LISA MONTGOMERY, who acquired title as LISA NEASE

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, LISA MONTGOMERY, who acquired title as LISA NEASE, 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 Feb, 2021.

[Affix Notary Seal]

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

SIGNATURE OF NOTARY PUBLIC
My commission expires: 1/16/2024

GRANTOR:

WILLIAM MONTGOMERY

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, WILLIAM MONTGOMERY, 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 Feb 2021.

[Affix Notary Seal]

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

SIGNATURE OF NOTARY PUBLIC
My commission expires: 1/16/2024

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: Lisa Montgomery
LISA MONTGOMERY

Subscribed and sworn to under oath before me, this 19th day of February, 2021 by LISA MONTGOMERY.

[Affix Notary Seal]

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

SIGNATURE OF NOTARY PUBLIC
My commission expires: 1/16/2024

Grantee:

Grantee signature: William Montgomery
WILLIAM MONTGOMERY

Subscribed and sworn to under oath before me, this 19th day of Feb, 2021 by WILLIAM MONTGOMERY.

[Affix Notary Seal]

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

SIGNATURE OF NOTARY PUBLIC
My commission expires: 1/16/2024

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 576, SECTION ONE OF PHASE EIGHT, LENOX VILLAGE, AS SHOWN BY PLAY APPEARING OF RECORD IN INSTRUMENT NO. 20060824-0104608 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS 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 Instrument #20070831-0105095 on August 31, 2007.

PIN NO: 173 09. 0A 602.00

STREET ADDRESS:

2357 Alteras Drive, Nashville, TN 37211

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.

202103160034308

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)

