Karen Johnson Davidson County
Batch# 595269 DEEDQC
03/18/2021 02:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210318-0036209

THIS DOCUMENT PREPARED BY/FOR
MAIL TAXES TO:
Joseph & Gloria Sutherland
5052 Brick Church Pike
Goodlettsville TN 37115

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QUITCLAIM DEED

Correcting Name Transaction Exempt from Transfer Tax per T.C.A. 67-4-409 (A)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Joseph Duke Sutherland and Gloria J. Sutherland who erroneously acquired title as Gloria N. Sutherland** hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **Joseph Duke Sutherland and Gloria J. Sutherland, as Tenants by the Entirety** of 1509 Santa Rosa Court, Madison TN 37115, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Madison, County of Davidson, State of Tennessee**, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Pan of Heron Walk Section 2, Phase 1 of record in Plat Book 9700, Page 386, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Parcel ID No: 052 08 0A 033.00

Also known by street and number as: **1509 Santa Rosa Court, Madison TN 37115**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Derivation Clause

The instrument constituting the source of the Borrower's interest in the foregoing described property was a **TR**, recorded in Instrument Number 200408180099809 _____ in the Register's Office of Davidson County, Tennessee.

WITNESS Grantor's hand this 15 day of March, 2021.

Joseph Duke Sutherland

Gloria J. Sutherland

STATE OF Tennessee
COUNTY OF Davidson

On this the 15 day of March, 2021, before me, the undersigned officer, personally appeared **Joseph Duke Sutherland and Gloria J. Sutherland**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

NORMAN KANTROWITZ STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2024

Notary Public

My Commission expires: 4/23/2024

Affidavit of Value

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Joseph Duke Sutherland

Gloria J. Sutherland

State of Tennessee
County of Davidson

Subscribed and sworn before me this 15 day of March, 2021.

Notary Public

NORMAN KANTROWITZ STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2024

My Commission expires: 4-23-2024

State of TN
County of Davidson

I hereby swear or affirm that the consideration for this transfer or value of the property transferred whichever is greater is $1.00 (QuitClaim Deed), which amount is greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand and official seal, this 17th day of March

Affiant

Sworn and Subscribed before me, this 17th day of March

Notary Public

My Commission Expires

02/07/2023

SHARON K BELL
Notary Public - State of Florida
Commission # GG 299506
My Comm. Expires Feb 7, 2023
Bonded through National Notary Assn.

Name and address of Property Owner:
Joseph and Gloria Sutherland
1509 Santa Rosa Court
Madison TN 37115

Name and address of the person or Entity Responsible for the payment of the Real Property Tax:
Joseph and Gloria Sutherland
5062 Brick Church Pike
Goodlettsville TN 37115

True Copy Certification

I, Nichole Miller, 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.

Nichole Miller
Signature

State of FL

County of BREVARD

Personally appeared before me, Matthew Eubanks a notary public for this county andstate, Nichole Miller who acknowledges that this certification ofan electronic document is true and correct and whose signature I have witnessed.

Matthew Eubanks
Notary's Signature

My Commission Expires: 02/03/2025
Notary' Seal (if\on paper)

MATTHEW EUBANKS
Notary Public - State of Florida
Commission # HH 089089
My Comm. Expires Feb 3, 2025
Bonded through National Notary Assn.