Karen Johnson Davidson County
Batch# 666706 DEEDQC
06/28/2021 11:56:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210628-0087217

QUITCLAIM DEED

CF-TN-167572-20

MAIL RECORDED DEED TO:

RICHARD APPERT
BRIANNA APPERT
5924 WOODLANDS HILLS DRIVE
NASHVILLE, TN 37211

OWNER (SEND TAX BILLS TO):

RICHARD APPERT
BRIANNA APPERT
5924 WOODLANDS HILLS 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, RICHARD APPERT, a married man, joined by his spouse, BRIANNA APPERT (herein, "Grantor"), whose address is 5924 Woodlands Hills Drive, Nashville, TN 37211, hereby bargains, sells, remises, releases, quit claims and conveys to RICHARD APPERT and BRIANNA APPERT, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 5924 Woodlands Hills 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: 5924 Woodlands Hills Drive, Nashville, TN 37211

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 10th day of June, 2021.

PIN NO: 172.02-0-074.00

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

GRANTOR:

Richard Appert

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Richard Appert, 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 10th day of June, 2021.

[Affix Notary Seal]

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VanessaCortner VanessaCortner
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

GRANTOR:

Brianna Appert

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Brianna Appert, 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 10th day of June, 2021.

[Affix Notary Seal]

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VanessaCortner VanessaCortner
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is _____.

Grantee:

Grantee signature: _____
RICHARD APPERT

Subscribed and sworn to under oath before me, this 10th day of June, 2021 by RICHARD APPERT.

[Affix Notary Seal]

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Vanessa Cortner
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

Grantee:

Grantee signature: _____
BRIANNA APPERT

Subscribed and sworn to under oath before me, this 10th day of June, 2021 by BRIANNA APPERT.

[Affix Notary Seal]

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Vanessa Cortner
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

EXHIBIT A

[Legal Description]

A CERTAIN PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEING LOT NO. 61 ON THE PLAN OF MYRTLEWOOD ESTATES, SECTION IV OF RECORD IN BOOK 6200, PAGE 214, SAID REGISTER'S OFFICE.

SAID LOT NO. 61 FRONTS 114.44 FEET ON THE NORTHWESTERLY SIDE OF WOODLAND HILLS DRIVE AND RUNS BACK 227.48 FEET ON THE SOUTHWESTERLY LINE AND 238.60 FEET ON THE NORTHEASTERLY LINE IN THE REAR WHICH MEASURES 75.75 FEET THEREON.

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. 20190606-0054203 on June 6, 2019.

PIN NO: 172.02-0-074.00

STREET ADDRESS: 5924 Woodlands Hills 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.

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
Commission Expires
June 15, 2021
PEARL RIVER COUNTY