Karen Johnson Davidson County
Batch# 684594 DEEDQC
07/27/2021 01:12:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210727-0100853

QUITCLAIM DEED

MAIL RECORDED DEED TO:

SCHYLER A. MOORE
4024 MAIN STREET
OLD HICKORY, TN 37138

OWNER (SEND TAX BILLS TO):

SCHYLER A. MOORE
4024 MAIN STREET
OLD HICKORY, TN 37138

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, SCHYLER A. MOORE, a single woman, and CASSONDRA HOLLINGSHEAD, a single woman (herein, "Grantor"), whose address is 4024 Main Street, Old Hickory, TN 37138, hereby bargains, sells, remises, releases, quit claims and conveys to SCHYLER A. MOORE, an unmarried woman (herein, "Grantee"), whose address is 4024 Main Street, Old Hickory, TN 37138, 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: 4024 Main Street, Old Hickory, TN 37138

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 13th day of July, 2021.

PIN NO: 064 05 0 027.00

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

GRANTOR:

Cassondra Hollingshead
CASSONDRA HOLLINGSHEAD

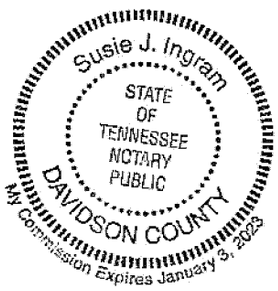
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, CASSONDRA HOLLINGSHEAD, 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 13th day of July, 2021.

[Affix Notary Seal]

Susie J. Ingram
SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/03/2023



GRANTOR:

Schyler A. Moore

SCHYLER A. MOORE

STATE OF Tennessee
COUNTY OF Davidson

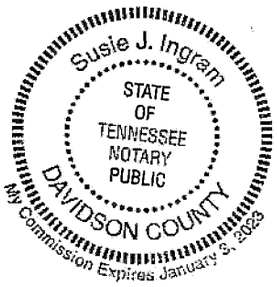
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, SCHYLER A. MOORE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of July, 2021.

[Affix Notary Seal]

Susie J. Ingram

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/03/2023



OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is 10.00.

Grantee:

Grantee signature: Schyler A. Moore
SCHYLER A. MOORE

Subscribed and sworn to under oath before me, this 13 day of July, 2021 by SCHYLER A. MOORE.

[Affix Notary Seal]

Susie J. Ingram
SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/03/2023



EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 OF BLOCK "I" IN THE SUBDIVISION OF THE HULME FARM, KNOWN AS HADLEY'S BEND CITY, A PLAT OF WHICH SUBDIVISION BEING FILED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, ON MARCH 19, 1918, AND RECORDED ON PAGE 120, OF PLAN BOOK 421, SAID REGISTER'S OFFICE.

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. 20190521-0047898, on May 21, 0019.

PIN NO: 064 05 0 027.00

STREET ADDRESS:

4024 Main Street, Old Hickory, TN 37138

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.

21-052716 (AG)

Tennessee Certification of Electronic Document

I, Perre Cabell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/13/2021 (date of document).

Affiant Signature

7/26/2021
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 26 day of JULY, 2021.

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

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