Karen Johnson Davidson County
Batch# 684653 DEEDQC
07/27/2021 01:47:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210727-0100920

QUITCLAIM DEED

MAIL RECORDED DEED TO:

SHEILA HURT
LARRY HURT
648 CANTON PASS
MADISON, TN 37115
FILE # CF-TN-177525

OWNER (SEND TAX BILLS TO):

SHEILA HURT
LARRY HURT
648 CANTON PASS
MADISON, TN 37115

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, SHEILA HURT, a married woman, who acquired title as SHEILA RICHARDSON, joined by her spouse, LARRY HURT (herein, "Grantor"), whose address is 648 Canton Pass, Madison, TN 37115, hereby bargains, sells, remises, releases, quit claims and conveys to SHEILA HURT and LARRY HURT, wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 648 Canton Pass, Madison, TN 37115, 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: 648 Canton Pass, Madison, TN 37115

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: 052-12-0-056.00

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

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

GRANTOR:

Sheila Hurt

SHEILA HURT, who acquired title
as SHEILA RICHARDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, SHEILA HURT, who acquired title as SHEILA RICHARDSON, 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]

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Vanessa Cortner

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

GRANTOR:

Larry N. Hurt

LARRY HURT

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, LARRY HURT, 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]

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Vanessa Cortner

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

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

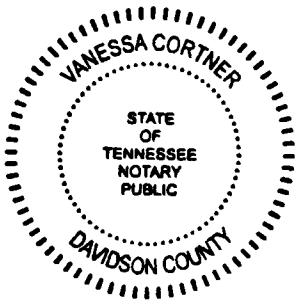
The actual consideration for this transfer is $10.00 —.

Grantee:

Grantee signature: Sheila Hurt
SHEILA HURT

Subscribed and sworn to under oath before me, this 13th day of July, 2021 by SHEILA HURT.

[Affix Notary Seal]



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

EXHIBIT A

[Legal Description]

BEING LOT NO. 4 ON THE PLAN OF SCHOOLSIDE HEIGHTS OF RECORD IN PLAT BOOK 3700 PAGE 38, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

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. 20050815-0096308 on August 15, 2005.

PIN NO: 052-12-0-056.00

STREET ADDRESS: 648 Canton Pass, Madison, TN 37115

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.

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 JULY 13, 2021 (date of document).

Affiant Signature

JULY 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

