Karen Johnson Davidson County
Batch# 696526 DEEDQC
08/12/2021 03:41:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210812-0109200

QUITCLAIM DEED

MAIL RECORDED DEED TO:

MACKENZIE GREGORI
FRANK GREGORI
748 MAYLENE DRIVE
MADISON, TN 37115

OWNER (SEND TAX BILLS TO):

MACKENZIE GREGORI
FRANK GREGORI
748 MAYLENE DRIVE
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, MACKENZIE GREGORI, formerly known as MACKENZIE BROWN, and FRANK GREGORI, wife and husband, who acquired title as an unmarried woman and an unmarried man (herein, "Grantor"), whose address is 748 Maylene Drive, Madison, TN 37115, hereby bargains, sells, remises, releases, quit claims and conveys to MACKENZIE GREGORI and FRANK GREGORI, wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 748 Maylene Drive, 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: 748 Maylene Drive, 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.

WITNESS my hand and seal this 27th day of July, 2021.

PIN NO: 034-14-0A-027.00-C

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

GRANTOR:

Mackenzie Gregori
MACKENZIE GREGORI, formerly known as MACKENZIE BROWN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, MACKENZIE GREGORI, formerly known as MACKENZIE BROWN, 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 27th day of July, 2021.

[Affix Notary Seal]

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

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR:

FRANK GREGORI

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, FRANK GREGORI, 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 27th day of July, 2021.

[Affix Notary Seal]

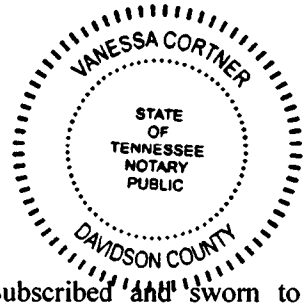
Vanessa Cortner
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is 10.00.



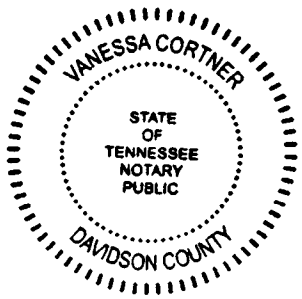
Grantee:

Grantee signature: Mackenzie Gregori
MACKENZIE GREGORI

Subscribed and sworn to under oath before me, this 27th day of July, 2021 by MACKENZIE GREGORI.

[Affix Notary Seal]

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



Grantee:

Grantee signature:
FRANK GREGORI

Subscribed and sworn to under oath before me, this 27th day of July, 2021 by FRANK GREGORI.

[Affix Notary Seal]

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

EXHIBIT A

[Legal Description]

BEING LOT NO. 27 FINAL CLUSTER PLAT OF CUMBERLAND BEND, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT 20091231-0118971, IN THE REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

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 #255940 on July 12, 2019.

PIN NO: 034-14-0A-027.00-C

STREET ADDRESS:

748 Maylene Drive, 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.

21-052879 (LB)

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 27, 2021 (date of document).

Affiant Signature

AUG 3, 2021
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 12 day of AUGUST, 2021.

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

