Karen Johnson Davidson County
Batch# 700225 DEEDQC
08/18/2021 10:14:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210818-0111600

QUITCLAIM DEED

MAIL RECORDED DEED TO:

JOHN FARAG
REMONDA FARAG
5416 SKIP JACK DRIVE
ANTIOCH, TN 37013

OWNER (SEND TAX BILLS TO):

JOHN FARAG
REMONDA FARAG
5416 SKIP JACK DRIVE
ANTIOCH, TN 37013

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, JOHN FARAG, a married man, who acquired title as a single man, joined by his spouse, REMONDA FARAG (herein, "Grantor"), whose address is 5416 Skip Jack Drive, Antioch, TN 37013, hereby bargains, sells, remises, releases, quit claims and conveys to JOHN FARAG and REMONDA FARAG, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 5416 Skip Jack Drive, Antioch, TN 37013, 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: 5416 Skip Jack Drive, Antioch, TN 37013

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

[Signatures on next page(s).]

PIN NO: 151 09 0B 097.00-CO

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

WITNESS my hand and seal this 6 day of August, 2021

GRANTOR:

John Farag

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, John Farag, 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 6 day of August, 2021

[Affix Notary Seal]

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/18/25

GRANTOR:

Remonda Farag

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Remonda Farag, 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 6 day of August, 2021.

[Affix Notary Seal]

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/18/25

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: John Farag
John Farag

Subscribed and sworn to under oath before me, this 6 day of August, 2021 by John Farag.

[Affix Notary Seal]

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/18/25

Grantee:

Grantee signature: Remonda Farag
Remonda Farag

Subscribed and sworn to under oath before me, this 6 day of August, 2021 by Remonda Farag.

[Affix Notary Seal]

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/18/25

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 94 ON THE PLAN OF LAKESIDE COVE AT PERCY PRIEST, PHASE 2, OF RECORD IN INSTRUMENT NO. 20051102-0132676, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

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. 20110421-0030772 on April 21, 2011.

PIN NO: 151 09 0B 097.00-CO

STREET ADDRESS:

5416 Skip Jack Drive, Antioch, TN 37013

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.

21-054764 (JL)

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 AUGUST 6, 2021 (date of document).

Affiant Signature

AUGUST 6, 2021

Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 9 day of AUGUST, 2021.

Neisha L. Schwartz

Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

