Karen Johnson Davidson County
Batch# 712229 DEEDQC
09/09/2021 11:35:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210909-0120769

QUITCLAIM DEED

MAIL RECORDED DEED TO:

ERSKIN T. POLK, JR.
PATRICIA SIDDON POLK
3204 COUNTRY HILL ROAD
ANITOCH, TN 37013

OWNER (SEND TAX BILLS TO):

ERSKIN T. POLK, JR.
PATRICIA SIDDON POLK
3204 COUNTRY HILL ROAD
ANITOCH, 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, ERSKIN T. POLK, JR., also known as ERSKIN T. POLK, and PATRICIA SIDDON POLK, also known as PATRICIA A. POLK, husband and wife (herein, "Grantor"), whose address is 3204 Country Hill Road, Anitoch, TN 37013, hereby bargains, sells, remises, releases, quit claims and conveys to ERSKIN T. POLK, JR. and PATRICIA SIDDON POLK, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 3204 Country Hill Road, Anitoch, 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: 3204 Country Hill Road, Anitoch, TN 37013

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: 150-02-0-414.00

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

WITNESS my hand and seal this 22 day of July, 20 21.

GRANTOR:

Erskin T Polk AKA Erskin T Polk

ERSKIN T. POLK, JR., also known as ERSKIN T. POLK

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, ERSKIN T. POLK, JR., also known as ERSKIN T. POLK, 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 22 day of July, 20 21.

[Affix Notary Seal]

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/04/2024
WILSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/4/24

GRANTOR:

Patricia Siddon Polk AKA Patricia A Polk

PATRICIA SIDDON POLK, also known as PATRICIA A. POLK

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, PATRICIA SIDDON POLK, also known as PATRICIA A. POLK, 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 22 day of July, 20 21.

[Affix Notary Seal]

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/04/2024
WILSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/4/24

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davs

The actual consideration for this transfer is ϕ.

Grantee:

Grantee signature: _____
ERSKIN T. POLK, JR.

Subscribed and sworn to under oath before me, this 22 day of Feb, 2024 by ERSKIN T. POLK, JR.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-4-24

[Affix Notary Seal]

DEREK TRUELOVE
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/04/2024
WILSON COUNTY

Grantee:

Grantee signature: _____
PATRICIA SIDDON POLK

Subscribed and sworn to under oath before me, this 22 day of Feb, 2024 by PATRICIA SIDDON POLK.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-4-24

[Affix Notary Seal]

DEREK TRUELOVE
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/04/2024
WILSON COUNTY

EXHIBIT A

[Legal Description]

A CERTAIN TRACT OR PARCEL OF LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 33, ON THE PLAN OF SECTION THREE, HARBOR LANDING, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 348, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR 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. 20051129-0143485 on November 29, 2005.

PIN NO: 150-02-0-414.00

STREET ADDRESS: 3204 Country Hill Road, Anitoch, 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.

21-053473 (MD)

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 07/22/2021 (date of document).

Affiant Signature

09/07/2021
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 07 day of SEPTEMBER, 2021.

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

