Karen Johnson Davidson County
Batch# 712404 DEEDQC
09/09/2021 02:46:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20210909-0120987

212343331N/RTC

QUITCLAIM DEED

MAIL RECORDED DEED TO:

CHARLES O. WILLIARD
TAYLOR CENTERS
SCOTT CENTERS
100 NANCY COURT
HERMITAGE, TN 37076

MAIL TO: RAVENSWOOD
TITLE COMPANY
320 W OHIO ST.
CHICAGO, IL

OWNER (SEND TAX BILLS TO):

CHARLES O. WILLIARD
TAYLOR CENTERS
SCOTT CENTERS
100 NANCY COURT
HERMITAGE, TN 37076

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, SCOTT CENTERS, a married man, joined by his spouse, KATHARINA CENTERS, whose address is 8302 Normandy Road, Denver CO 28037, and TAYLOR CENTERS, an unmarried woman, whose address is 100 Nancy Court, Hermitage, TN 37076, (herein, "Grantor"), hereby bargains, sells, remises, releases, quit claims and conveys to CHARLES O. WILLIARD, an unmarried man, TAYLOR CENTERS, an unmarried woman, and SCOTT CENTERS, a married man, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 100 Nancy Court, Hermitage, TN 37076, 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: 100 Nancy Court, Hermitage, TN 37076

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 20 day of August, 2021.

PIN NO: 087 09 0 065.00

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

GRANTOR:

SCOTT CENTERS

STATE OF North Carolina
COUNTY OF Lincoln

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, SCOTT CENTERS, 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 20 day of August, 2021.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/12/2021

JOHN H. FRECHETTE
NOTARY
My Comm. Exp.
Nov. 12, 2021
PUBLIC
MECKLENBURG COUNTY, NC

GRANTOR:

KATHARINA CENTERS

STATE OF North Carolina
COUNTY OF Lincoln

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, KATHARINA CENTERS, 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 20 day of August, 2021.

[Affix Notary Seal]

JOHN H. FRECHETTE NOTARY PUBLIC MECKLENBURG COUNTY, NC My Comm. Exp. Nov. 12, 2021

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/12/2021

GRANTOR:

TAYLOR CENTERS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, TAYLOR CENTERS, 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 23 day of August, 2021.

[Affix Notary Seal]

Barbara Collins
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11-26-2022

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
Nov. 26, 2022

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is 0.

Grantee:

Grantee signature:

CHARLES O. WILLIARD

Subscribed and sworn to under oath before me, this 23 day of August, 2021 by CHARLES O. WILLIARD.

[Affix Notary Seal]

Barbara Collins
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11-26-2022

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
Nov. 26, 2022

Grantee:

Grantee signature: _____
TAYLOR CENTERS

Subscribed and sworn to under oath before me, this 23 day of August, 2021 by TAYLOR CENTERS.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11-26-2022

BARBARA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
Nov. 26, 2022

Grantee:

Grantee signature: _____
SCOTT CENTERS

Subscribed and sworn to under oath before me, this 20 day of August, 2021 by SCOTT CENTERS.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/12/2021

JOHN H. FRECHETTE
NOTARY
My Comm. Exp.
Nov. 12, 2021
PUBLIC
MECKLENBURG COUNTY, NC

EXHIBIT A

[Legal Description]

LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING KNOWN AND DESIGNATED AS ALL OF LOT NO. 10 ON THE FINAL PLAT OF NEW HOPE ESTATES, PHASE ONE, AS SHOWN ON THE PLAT OF THE SAME OF RECORD IN PLAT BOOK 9700, PAGE 319, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT SPECIFIC 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 #20170322-0028037 on March 22, 2017.

PIN NO: 087 09 0 065.00

STREET ADDRESS:

100 Nancy Court, Hermitage, TN 37076

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.

21-055143 (LB)

True Copy Certification

I, Alex Williams, 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 8/20/2021 (date of document).

Alex Williams

Affiant Signature

9/7/2021

Date

State of ILLINOIS
County of COOK

Sworn to and subscribed before me this 7th day of September, 2021.

Notary's Signature
MY COMMISSION EXPIRES: 12/28/22
Notary's Seal (if on paper)

OFFICIAL SEAL
JOAN LOWERY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/28/22