Karen Johnson Davidson County
Batch# 715965 DEEDQC
09/15/2021 10:32:30 AM 6 pgs
Fees: $33.00 Taxes: $625.30
20210915-0123709

QUITCLAIM DEED

MAIL RECORDED DEED TO:

EMILY KUBIT
1028 FITZPATRICK ROAD
NASHVILLE, TN 37214

OWNER (SEND TAX BILLS TO):

EMILY KUBIT
1028 FITZPATRICK ROAD
NASHVILLE, TN 37214

FOR AND IN CONSIDERATION OF THE SUM OF $169,000.00 cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, EMILY KUBIT, an unmarried woman, and JOHN H. LEE, an unmarried man (herein, "Grantor"), whose address is 1028 Fitzpatrick Road, Nashville, TN 37214, hereby bargains, sells, remises, releases, quit claims and conveys to EMILY KUBIT, an unmarried woman (herein, "Grantee"), whose address is 1028 Fitzpatrick Road, Nashville, TN 37214, 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: 1028 Fitzpatrick Road, Nashville, TN 37214

WITNESS my hand and seal this 25 day of AUGUST , 20 21.

PIN NO: 108 04 0 190.00

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

GRANTOR:

EMILY KUBIT

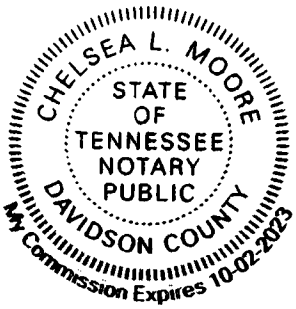
STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, EMILY KUBIT, 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 25th day of August, 2021

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10-02-2023



GRANTOR:

JOHN H. LEE

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JOHN H. LEE, 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 25th day of August, 2021.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10-02-2023

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $169,000.00.

Grantee:

Grantee signature: Emily Kubit
EMILY KUBIT

Subscribed and sworn to under oath before me, this 25th day of August, 2021 by EMILY KUBIT.

[Affix Notary Seal]

Chelsea L. Moore
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10-02-2023

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

EXHIBIT A

[Legal Description]

BEING LOT NO. 350, ON THE PLAN OF SECTION SEVEN, LARCHWOOD, OF RECORD IN PLAT BOOK 6900, PAGE 274, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE 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, in Instrument #20200623-0067352 on June 23, 2020.

PIN NO: 108 04 0 190.00

STREET ADDRESS:

1028 Fitzpatrick Road, Nashville, TN 37214

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.

21-055885 (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 AUGUST 25, 2021 (date of document).

Affiant Signature

SEPTEMBER 13, 2021
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 13 day of SEPTEMBER, 2021.

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

