Karen Johnson Davidson County
Batch# 717151 DEEDQC
09/15/2021 02:20:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210915-0124012

QUITCLAIM DEED

MAIL RECORDED DEED TO:

VINCENT PATRICK WYATT
SAMMI JEAN WYATT
7412 RIVERFRONT DRIVE
NASHVILLE, TN 37221-6571

OWNER (SEND TAX BILLS TO):

VINCENT PATRICK WYATT
SAMMI JEAN WYATT
7412 RIVERFRONT DRIVE
NASHVILLE, TN 37221-6571

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, VINCENT PATRICK WYATT, also known as VINCENT WYATT, a married man, joined by his spouse SAMMI JEAN WYATT (herein, "Grantor"), whose address is 7412 Riverfront Drive, Nashville, TN 37221-6571, hereby bargains, sells, remises, releases, quit claims and conveys to VINCENT PATRICK WYATT and SAMMI JEAN WYATT, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 7412 Riverfront Drive, Nashville, TN 37221-6571, 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: 7412 Riverfront Drive, Nashville, TN 37221-6571

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.

PIN NO: 126 16 0A 500.00

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

WITNESS my hand and seal this 24th day of August, 2021.

GRANTOR:

VINCENT PATRICK WYATT, also known as VINCENT WYATT

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, VINCENT PATRICK WYATT, also known as VINCENT WYATT, 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 24 day of August, 2021

[Affix Notary Seal]

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/06/2024

GRANTOR:

SAMMI JEAN WYATT

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, SAMMI JEAN WYATT, 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 24 day of August, 2021.

[Affix Notary Seal]

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/06/2024

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is 0.

Grantee:

Grantee signature: _____
VINCENT PATRICK WYATT

Subscribed and sworn to under oath before me, this 24 day of August, 2021 by VINCENT PATRICK WYATT.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/06/2024

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Grantee:

Grantee signature: _____
SAMMI JEAN WYATT

Subscribed and sworn to under oath before me, this 24 day of August, 2021 by SAMMI JEAN WYATT.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/06/2024

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TN BEING LOT NO 184, ON THE FINAL PLAT OF RIVERWALK, PHASE 3D, OF RECORD IN INSTRUMENT NO. 20050714-0081743, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION ON 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. 20120126-0007368 on January 26, 2012.

PIN NO: 126 16 0A 500.00

STREET ADDRESS: 7412 Riverfront Drive, Nashville, TN 37221-6571

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.

21-055898 (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 08/24/2021 (date of document).

Affiant Signature

09/13/2021
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

