Karen Johnson Davidson County
Batch# 718473 DEEDQC
09/17/2021 08:32:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210917-0124970

QUITCLAIM DEED

File#: MO-TN-185094

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
DANIEL H. GREENBERG TANIA SALAS-PLATT 3712 HOGGETT FORD ROAD HERMITAGE, TN 37076	DANIEL H. GREENBERG TANIA SALAS-PLATT 3712 HOGGETT FORD ROAD 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, DANIEL H. GREENBERG, a married man, who acquired title as a single man, joined by his spouse, TANIA SALAS-PLATT (herein, 'Grantor'), whose address is 3712 Hoggett Ford Road, Hermitage, TN 37076, hereby bargains, sells, remises, releases, quit claims and conveys to DANIEL H. GREENBERG and TANIA SALAS-PLATT, husband and wife, and STEPHEN GREENBERG, a married man, as joint tenants with rights of survivorship (herein, 'Grantee'), whose address is 3712 Hoggett Ford Road, 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: 3712 Hoggett Ford Road, Hermitage, TN 37076

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: 097020A65500CO

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

WITNESS my hand and seal this 23rd day of August, 2021

GRANTOR:

Daniel H. Greenberg
DANIEL H. GREENBERG

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, DANIEL H. GREENBERG, 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 23rd day of August, 2021

[Affix Notary Seal]

SUSAN J MORA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Susan J Mora
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/21/2024

GRANTOR:

Tania Salas-Platt
TANIA SALAS-PLATT

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, TANIA SALAS-PLATT, 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 23rd day of August, 2021

[Affix Notary Seal]

SUSAN J MORA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Susan J Mora
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/21/2024

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: Daniel H. Greenberg
DANIEL H. GREENBERG

Subscribed and sworn to under oath before me, this 23rd day of August, 2021 by DANIEL H. GREENBERG.

[Affix Notary Seal]

SUSAN J MORA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Susan J Mora
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/21/2024

Grantee:

Grantee signature: Tania Salas-Platt
TANIA SALAS-PLATT

Subscribed and sworn to under oath before me, this 23rd day of August, 2021 by TANIA SALAS-PLATT.

[Affix Notary Seal]

SUSAN J MORA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Susan J Mora
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/21/2024

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY. TENNESSEE. BEING LOT NO. 655 ON THE FINAL PLAT OF VILLAGES OR RIVERWOOD, SECTION ONE. PHASE 7 OF RECORD IN INSTRUMENT NO. 201704260040821. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL 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. 20171117-0118310 on November 17, 2017.

PIN NO: 097020A65500CO

STREET ADDRESS: 3712 Hoggett Ford Road, 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.

COMPLETION INSTRUCTIONS

1. The deed must be signed in the presence of a notary public. **PRINT DOCUMENTS ON ONE SIDE OF PAPER ONLY.**

2. The notary public must sign, affix the notary **ink stamp** and indicate date commission expires. If the notary seal does not reference the notary name, the name of the notary must be printed, typed or stamped below the notary signature. **Please make certain the notary ink stamp is legible.**

3. If signature is on behalf of a **corporation**, the signature should be by the president or vice president, otherwise original, notarized corporate resolutions authorizing signature by another officer or agent must be recorded with the deed. If signature is on behalf of a **partnership**, the signature must be by the general partner.

TRANSFER FORMS

The following must be submitted with the deed for recording:

Tax may apply but no transfer form required.

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 08/23/2021 (date of document).

Affiant Signature

09/15/2021
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 15th day of September, 2021.

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

