Karen Johnson Davidson County
Batch# 724752 DEEDQC
09/27/2021 01:38:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210927-0129533

QUITCLAIM DEED

MAIL RECORDED DEED TO:

SHIRLEY BERRY
3210 MEXICO DRIVE
NASHVILLE, TN 37218

OWNER (SEND TAX BILLS TO):

SHIRLEY BERRY 3210
MEXICO DRIVE
NASHVILLE, TN 37218

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, SHIRLEY BERRY, a married woman, who acquired title as a SHIRLEY F. BERRY a single woman, joined by her spouse, RALPH BELLAMY (herein, "Grantor"), whose address is 3210 Mexico Drive, Nashville, TN 37218, hereby bargains, sells, remises, releases, quit claims and conveys to SHIRLEY BERRY, a married woman (herein, "Grantee"), whose address is 3210 Mexico Drive, Nashville, TN 37218, 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: 3210 Mexico Drive, Nashville, TN 37218

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: 080-12-0-071.00

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

WITNESS my hand and seal this 8 day of September, 2021.

GRANTOR:

SHIRLEY BERRY who acquired title as SHIREY F. BERRY

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, SHIRLEY BERRY who acquired title as SHIREY F. BERRY, 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 8th day of September, 2021

[Affix Notary Seal]

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

My Commission Expires Nov. 6, 2024

GRANTOR:

RALPH BELLAMY

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, RALPH BELLAMY, 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 8th day of September, 2021

[Affix Notary Seal]

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

My Commission Expires Nov. 6, 2024

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: Shirley F Berry
SHIRLEY BERRY who acquired title as SHIREY F. BERRY

Subscribed and sworn to under oath before me, this 8th day of September, 2021 by SHIRLEY BERRY who acquired title as SHIREY F. BERRY.

[Affix Notary Seal]

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SIGNATURE OF NOTARY PUBLIC
My commission expires:
My Commission Expires Nov. 6, 2024

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 58 ON THE PLAN OF BORDEAUX HILLS, SECTION FOUR, AS OF RECORD IN BOOK 3600, PAGE 49, 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. 20150410-0031570 on April 10, 2015.

PIN NO: 080-12-0-071.00

STREET ADDRESS: 3210 Mexico Drive, Nashville, TN 37218

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.

21-056478 (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 9-8-21 (date of document).

Affiant Signature

9-24-21
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 24 day of SEPTEMBER, 2021

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 126157
NEISHA L. SCHWARTZ
Commission Expires
Dec. 2, 2022
HANCOCK COUNTY