Karen Johnson Davidson County
Batch# 726059 DEEDQC
09/29/2021 09:17:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210929-0130637

QUITCLAIM DEED

FILE#: FIMH-TN-184747

MAIL RECORDED DEED TO:

JEROME D. COLLINS
RACHEL H. COLLINS
924 WAYNEWOOD LANE
HERMITAGE, TN 37076

OWNER (SEND TAX BILLS TO):

JEROME D. COLLINS
RACHEL H. COLLINS
924 WAYNEWOOD LANE
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, JEROME D. COLLINS and RACHEL H. COLLINS, also known as RACHEL H. ZIMMER, husband and wife (herein, "Grantor"), whose address is 924 Waynewood Lane, Hermitage, TN 37076, hereby bargains, sells, remises, releases, quit claims and conveys to JEROME D. COLLINS and RACHEL H. COLLINS, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 924 Waynewood Lane, 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: 924 Waynewood Lane, 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.

PIN NO: 075 12 0B 031.00-C

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

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

GRANTOR:

Jerome D Collins
JEROME D. COLLINS

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JEROME D. COLLINS, 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 8 day of Sept, 2021.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11·6·24

AUDDIE MALIK COUSINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 6, 2024

GRANTOR:

Rachel H. Collins
RACHEL H. COLLINS, also known as RACHEL H. ZIMMER

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, RACHEL H. COLLINS, also known as RACHEL H. ZIMMER, 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 8 day of Sept, 2021.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11·6·24

AUDDIE MALIK COUSINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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: Jerome D Collins
JEROME D. COLLINS

Subscribed and sworn to under oath before me, this 8 day of Sept, 2021 by JEROME D. COLLINS.

[Affix Notary Seal]

AUDDIE MALIK COUSINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 6, 2024

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11.6.24

Grantee:

Grantee signature: Rachel H. Collins
RACHEL H. COLLINS

Subscribed and sworn to under oath before me, this 8 day of Sept, 2021 by RACHEL H. COLLINS.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11.6.24

AUDDIE MALIK COUSINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 6, 2024

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 73 ON THE PLAN OF BROOKSIDE WOODS, PHASE TWO, SECTION 2, AS OF RECORD IN PLAT BOOK 9700, PAGE 398, AS CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION IN BOOK 11346, PAGE 460, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

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. 20180802-0075741, on August 2, 2018.

PIN NO: 075 12 0B 031.00-C

STREET ADDRESS:

924 Waynewood Lane, 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.

21-057277 (JL)

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 09/08/2021 (date of document).

Affiant Signature

09/23/2021
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 23rd day of September, 2021.

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

