Karen Johnson Davidson County
Batch# 733697 DEEDQC
10/11/2021 12:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211011-0136441

THIS INSTRUMENT PREPARED BY:
National Signing Services, Inc.
25400 US Highway 19 North, Suite 135
Clearwater, Florida 33763
Matt Lucas

QUIT CLAIM DEED

Return To:
Vantage Point Title, Inc.
18167 US 19 North, Floor 3
Clearwater, FL 33764

New Owner(S) Address &
Mail Tax Statements To:
Ralph Davidson and Rose M. Perkins
608 Sandrose Court
Antioch, TN 37013

Property Tax ID#: 164-10-0A-441.00
File #: TN754329

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, **RALPH DAVIDSON AND ROSE DAVIDSON F/K/A ROSE M. PERKINS, HUSBAND AND WIFE**, as Grantor, hereby convey all rights, titles and interests that I may have in to **RALPH DAVIDSON AND ROSE DAVIDSON, HUSBAND AND WIFE AS JOINT TENANTS**, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 164-10-0A-441.00

Property Address: 608 Sandrose Court, Antioch, TN 37013

Exempt Pursuant to T.C.A. Code 67-4-409(a3Ai).

Witness our hands this the 7 day of October, 2021.

RALPH DAVIDSON

ROSE DAVIDSON F/K/A ROSE M. PERKINS
FKA Rose M. Perkins

STATE OF Tennessee }

COUNTY OF Davidson }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, RALPH DAVIDSON AND ROSE DAVIDSON F/K/A ROSE M. PERKINS, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

JOHN P. BARTON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/09/2024 DAVIDSON COUNTY

Witness my hand and official seal this the 7 day of October, 2021.

Notary Public
My Commission expires: JUL 0 9 2024

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

RALPH DAVIDSON

ROSE DAVIDSON F/K/A ROSE M. PERKINS
FKA Rose M. Perkins

JOHN P. BARTON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/09/2024 DAVIDSON COUNTY

Subscribed and sworn to before me this the 7 day of October, 2021.

Notary
My Commission expires: JUL 0 9 2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 89 on the Plan of Village Ten, Summerfield Subdivision, of record in Instrument No. 20060718-0086558 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being that same property conveyed to Ralph Davidson and Rose M. Perkins by that certain Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated December 28, 2016 and recorded December 30, 2016 in Instrument # 20161230-0137365, in the Register's Office in and for Davidson County, Tennessee.

Commonly Known As: 608 Sandrose Court, Antioch, TN 37013

Parcel ID: 164-10-0A-441.00

True Copy Certification

I, *Darell Near*, do hereby make oath that I am 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 10/7/2021 *(date of document)*.

Affiant Signature

October 7, 2021
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 07 day of OCTOBER 2021.

Notary Signature

My Commission Expires: May 9, 2025

Notary Seal (if on paper)

ASHLEE BERRY
MY COMMISSION # HH 079806
EXPIRES: May 9, 2025
Bonded Thru Notary Public Underwriters