Karen Johnson Davidson County
Batch# 737837 DEEDQC
10/15/2021 01:32:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20211015-0139072

QUITCLAIM DEED

MAIL RECORDED DEED TO:

RYAN CALHOUN
CHRISTINE CALHOUN
630 MCMURRAY DRIVE
NASHVILE, TN 37211

OWNER (SEND TAX BILLS TO):

RYAN CALHOUN
CHRISTINE CALHOUN
630 MCMURRAY DRIVE
NASHVILE, TN 37211

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, RYAN CALHOUN and CHRISTINE CALHOUN, husband and wife, and JOHN CALHOUN, a married man, joined by his spouse, JANETTE CALHOUN (herein, "Grantor"), whose address is 630 McMurray Drive, Nashvile, TN 37211, hereby bargains, sells, remises, releases, quit claims and conveys to RYAN CALHOUN and CHRISTINE CALHOUN, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 630 McMurray Drive, Nashvile, TN 37211, 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: 630 McMurray Drive, Nashvile, TN 37211

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.

WITNESS my hand and seal this 28th day of September, 2021.

PIN NO: 161-02-0-120.00

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

GRANTOR:

RYAN CALHOUN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, RYAN CALHOUN, 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 28th day of September, 2021.

[Affix Notary Seal]

DIONNE CARVER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 12/21/2024

GRANTOR:

CHRISTINE CALHOUN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, CHRISTINE CALHOUN, 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 28th day of September, 2021.

[Affix Notary Seal]

DIONNE CARVER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 12/21/2024

GRANTOR:

JOHN CALHOUN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JOHN CALHOUN, 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 28th day of September, 2021

[Affix Notary Seal]

DIONNE CARVER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 12/21/2024

GRANTOR:

JANETTE CALHOUN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JANETTE CALHOUN, 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 28th day of September, 2021.

[Affix Notary Seal]

DIONNE CARVER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 12/21/2024

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $18.00.

Grantee:

Grantee signature: _____
RYAN CALHOUN

Subscribed and sworn to under oath before me, this 28th day of September, 2021 by RYAN CALHOUN.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 12/21/2024

[Affix Notary Seal]

DIONNE CARVER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Grantee:

Grantee signature: _____
CHRISTINE CALHOUN

Subscribed and sworn to under oath before me, this 28th day of September, 2021 by CHRISTINE CALHOUN.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 12/21/2024

[Affix Notary Seal]

DIONNE CARVER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 68, SECTION ONE MCMURRAY PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 409 AND SURVEYORS CERTIFICATE OF CORRECTION RECORDED IN BOOK 5894, PAGE 495, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

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, in Instrument #20200807-0088259 on August 7, 2020.

PIN NO: 161-02-0-120.00

STREET ADDRESS:

630 McMurray Drive, Nashville, TN 37211

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.

21-057607 (LB)

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 09/28/2021 (date of document).

Affiant Signature

10/14/2021
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 14 day of OCTOBER, 2021.

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

