Karen Johnson Davidson County
Batch# 754068 DEEDQC
11/12/2021 02:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211112-0151061

After Recording Return to:
Accurate Group, LLC
9013 Perimeter Woods Dr, Ste H
Charlotte, NC 28216
#2021101644

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
08207030300

QUITCLAIM DEED

[this deed is being executed to remove former spouse from title]

New Owner/ Property Being Conveyed
Vianney Wanderstrand
703 Stockell Street
Nashville, TN 37207

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 22ND day of OCTOBER, 2021, between DWIGHT BRADY HASTON, a divorced man, residing at 1335 MERIDIAN STREET NASHVILLE, TN 37207 and VIANNEY WANDERSTRAND, a divorced woman, residing at 703 Stockell Street, Nashville, TN 37207, collectively hereinafter referred to as "**Party of the First Part**" and VIANNEY WANDERSTRAND, an unmarried woman, hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 55 ON THE PLAN OF DR. V.S. LINDSLEY'S ADDITION TO EDGEFIELD, AS OF RECORD IN BOOK 57, PAGE 25, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO VIANNEY WANDERSTRAND, A MARRIED WOMAN BY WARRANTY DEED FROM JOHN T. COOK, A MARRIED MAN, RECORDED ON 06/01/2009 AT DOCUMENT NO. 20090601-0049737, OF THE DAVIDSON COUNTY, TENNESSEE RECORDS.

PROPERTY ADDRESS: 703 Stockell Street, Nashville, TN 37207
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written. *The Grantor executing this instrument specifically acknowledges that he has had the opportunity to seek counsel before his execution hereof, knows that he is relinquishing his interest in the property herein described and after reading the whole executes this document on the day and year first written above holding the preparer of same harmless from any recourse he may have regarding the execution of same*

Dwight Brady Haston
DWIGHT BRADY HASTON

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 22ND day of October, 2021, before me personally appeared DWIGHT BRADY HASTON to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Jessica Cammock
NOTARY PUBLIC

My Commission Expires: 11/06/2024

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00 .

Dwight Brady Haston
DWIGHT BRADY HASTON

Subscribed and sworn to before me this 22ND day of October, 2021.

Jessica Cammock
NOTARY PUBLIC

My Commission Expires: 11/06/2024

JESSICA CAMMOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

VIANNEY WANDERSTRAND

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

On this 22ND day of OCTOBER, 2021, before me personally appeared VIANNEY WANDERSTRAND to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

NOTARY PUBLIC

My Commission Expires: 11/06/2024

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

VIANNEY WANDERSTRAND

Subscribed and sworn to before me this 22ND day of OCTOBER, 2021.

JESSICA CAMMOCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 11/06/2024

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Certificate of Authenticity

I, Caitlin Wilson, 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 10/22/2021.

Date

Caitlin Wilson

Affiant Signature

10/26/2021

Date

State of Ohio

County of Cuyahoga

Sworn to and subscribed before me this 26th day of October, 2021.

Autumn L Delphia

Notary's Signature

AUTUMN L. DELPHIA
Notary Public
State of Ohio
My Comm. Expires
February 9, 2026

My Commission Expires: 2-9-26

Date

Notary's Seal (if on paper)