Karen Johnson Davidson County
Batch# 776590 DEEDQC
12/20/2021 09:27:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20211220-0167616

QUITCLAIM DEED

MAIL RECORDED DEED TO:

JERRY BLAND
1776 CUMBERLAND STATION BLVD.
MADISON, TN 37115

OWNER (SEND TAX BILLS TO):

JERRY BLAND
1776 CUMBERLAND STATION BLVD.
MADISON, TN 37115

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, JERRY BLAND, an unmarried man, and ROXIE A. BLAND, also known as ROXEY BLAND, an unmarried woman, who acquired title as husband and wife (herein, "Grantor"), whose address is 1776 Cumberland Station Blvd., Madison, TN 37115, hereby bargains, sells, remises, releases, quit claims and conveys to JERRY BLAND, an unmarried man (herein, "Grantee"), whose address is 1776 Cumberland Station Blvd., Madison, TN 37115, 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: 1776 Cumberland Station Blvd., Madison, TN 37115

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(E) as it is a transfer to facilitate an adjustment of property rights between divorcing parties.

PIN NO: 053 09 0B 089.00

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

GRANTOR:

Roxie A Bland also known as Roxey Bland
ROXIE A. BLAND, also known as ROXEY BLAND

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, ROXIE A. BLAND, also known as ROXEY BLAND, 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 2nd day of December, 2021.

[Affix Notary Seal]

Vanessa Cortner
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS my hand and seal this 2nd day of December, 2021.

GRANTOR:

Jerry Bland
JERRY BLAND

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JERRY BLAND, 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 2nd day of December, 2021.

[Affix Notary Seal]

Vanessa Cortner
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: Jerry Bland
JERRY BLAND

Subscribed and sworn to under oath before me, this 2nd day of December, 2021 by JERRY BLAND.

[Affix Notary Seal]

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Vanessa Cortner
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

EXHIBIT A

[Legal Description]

BEING LOT NO. 38 ON THE PLAN OF CUMBERLAND STATION AT WILSON CAMP, SECTION THREE, AS OF RECORD IN INSTRUMENT NO 20031006-0146888, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

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. 20130510-0047466, on May 10, 2013.

PIN NO: 053 09 0B 089.00

STREET ADDRESS:

1776 Cumberland Station Blvd., Madison, TN 37115

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.

21-058375 (AG)

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 DECEMBER 02, 2021 (date of document).

Affiant Signature

DECEMBER 02, 2021
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 02 day of DECEMBER, 2021.

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

