Karen Johnson Davidson County
Batch# 782454 DEEDQC
12/30/2021 03:36:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20211230-0172115

QUITCLAIM DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
JENNIFER EICHERT 909 HALLVIEW COURT HERMITAGE, TN 37076	JENNIFER EICHERT 909 HALLVIEW COURT 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, JENNIFER EICHERT, a married woman, who acquired title as JENNIFER L. MCCLELLAN, an unmarried woman, joined by her spouse, JONATHAN DAVID EICHERT (herein, "Grantor"), whose address is 909 Hallview Court, Hermitage, TN 37076, hereby bargains, sells, remises, releases, quit claims and conveys to JENNIFER EICHERT, a married woman (herein, "Grantee"), whose address is 909 Hallview Court, 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: 909 Hallview Court, 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.

WITNESS my hand and seal this 15th day of Dec., 2021.

DAISY OWENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PIN NO: 098-05-0A-079 00CO

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

GRANTOR:

Jennifer Eichert

Jennifer Eichert, who acquired title as
Jennifer L. McClellan

STATE OF Davidson
COUNTY OF Tennessee

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jennifer Eichert, who acquired title as Jennifer L. McClellan, 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 15th day of Dec., 2021.

[Affix Notary Seal]

Daisy Owens

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11-06-2024

DAISY OWENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR:

Jonathan David Eichert

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jonathan David Eichert, 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 15th day of Dec., 2021.

[Affix Notary Seal]

Daisy Owens

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11-06-2024

DAISY OWENS
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: Jennifer Eichert
Jennifer Eichert

Subscribed and sworn to under oath before me, this 13th day of Dec., 2021 by Jennifer Eichert.

Daisy Owens
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11-06-2024

[Affix Notary Seal]

DAISY OWENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 54 ON THE PLAN OF SECTION THREE, HAMPTON HALL, AS OF RECORD IN PLAT BOOK 9700, PAGE 898, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

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 Document No. 20150319-0023569, on March 19, 2015.

PIN NO: 098-05-0A-079-00CO

STREET ADDRESS:

909 Hallview Court, 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.

21-062320 (CM)

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 15, 2021 (date of document).

Affiant Signature

DECEMBER 15, 2021
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 15 day of DECEMBER, 2021.

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 126157 NEISHA L. SCHWARTZ Commission Expires Dec. 2, 2022 HANCOCK COUNTY