AFTER RECORDING RETURN TO:
NCS
9087 Foothills Blvd
Roseville, CA 95747
File No. 17-802818

Karen Johnson Davidson County
Batch# 785606 DEEDQC
01/05/2022 03:16:30 PM 9 pgs
Fees: $47.00 Taxes: $0.00
20220105-0002328

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 072-06-0-018.00

QUITCLAIM DEED

THIS DEED made and entered into on this 15 day of Nov., 2021, by and between **Edward Gordon Ebert, a married man, joined in execution by his spouse, Brigitte Christine Ebert and Sharon E. Hackney, a married woman, joined in execution by her spouse, Robert Lonnie Hackney, as joint tenants with right of survivorship,** a mailing address of 1025 Maynor Street, Nashville, TN 37216, hereinafter referred to as Grantor(s) and **Edward Gordon Ebert, a married man and Sharon E. Hackney, a married woman, as joint tenants in common,** a mailing address of 1025 Maynor Street, Nashville, TN 37216, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 1025 Maynor Street, Nashville, TN 37216

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20191209-0126784, recorded on 12/09/2019 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Sharon E Hackney

Sharon E. Hackney

Robert Lonnie Hackney

Robert Lonnie Hackney

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Sharon E. Hackney and Robert Lonnie Hackney, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 15th day of November, 2021.

Jana Drury
Notary Public
My Commission expires: 12-19-23

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Edward Gordon Ebert

Edward Gordon Ebert

Brigitte Christine Ebert

Brigitte Christine Ebert

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Edward Gordon Ebert and Brigitte Christine Ebert, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in _____, this _____ day of _____, 20_____.

_____
Notary Public
My Commission expires: _____

No title exam performed by the preparer. Legal description and party's names provided by the party.

See attached

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN MATEO }

On NOV 15, 2021 before me, Peter Cheung Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared EDWARD GORDON EBERT
Name(s) of Signer(s)
BRIGETTE CHRISTINE EBERT,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

PETER CHEUNG
Notary Public - California
San Mateo County
Commission # 2284724
My Comm. Expires May 6, 2023

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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VALUATION AFFIDAVIT

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

Sharon E Hackney
Affiant

Print Name: Sharon E Hackney

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 15th day of November 2021.

Jana Drury
Notary Public
My Commission Expires: 12-19-23

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Name and address for person(s) responsible for taxes:

Edward Gordon Ebert and Sharon E. Hackney
1025 Maynor Street
Nashville, TN 37216

Name and address of property owner:

Edward Gordon Ebert and Sharon E. Hackney
1025 Maynor Street
Nashville, TN 37216

VALUATION AFFIDAVIT

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

Edward Gordon Ebert
Affiant

Print Name: Edward Gordon Ebert

STATE OF _____
COUNTY OF _____

Sworn to before me this _____ day of _____, 20____.

_____ see attached
Notary Public
My Commission Expires:_____

Name and address for person(s) responsible for taxes:

Edward Gordon Ebert and Sharon E. Hackney
1025 Maynor Street
Nashville, TN 37216

Name and address of property owner:

Edward Gordon Ebert and Sharon E. Hackney
1025 Maynor Street
Nashville, TN 37216

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN MATEO

Subscribed and sworn to (or affirmed) before me on this 15TH day of NOV, 2021, by
Date *Month* *Year*

(1) EDWARD GORDON EBERT

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

PETER CHEUNG
Notary Public - California
San Mateo County
Commission # 2284724
My Comm. Expires May 6, 2023

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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EXHIBIT A
LEGAL DESCRIPTION

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. 49 on the Plan of Map of Maynor Place, A Subdivision of Part of The Maynor Land of record in Plat Book 843, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edward Gordon Ebert, a married man, and Sharon E. Hackney, a married woman, as joint tenants with right of survivorship, by deed from Titus Wiemers and Christie Wiemers, husband and wife, dated December 6, 2019, of record in Inst. No. 20191209-0126784, Register's Office for Davidson County, Tennessee.

Parcel ID Number: 072-06-0-018.00

Property commonly known as: 1025 Maynor Street, Nashville, TN 37216

Tennessee Certification of Electronic Document

I, Kay McClure, 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 Nov. 15, 2021 (date of document).

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Kay McClure
Affiant Signature

November 17, 2021
Date

State of California

County of Placer

Sworn to and subscribed before me this 17 day of November, 2021.

Abigail Lee Bunch
COMM # 2308979
SUTTER County
California Notary Public
Comm Exp Oct. 17, 2023

Abby Bunch
Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL