Karen Johnson Davidson County
Batch# 791446 DEEDQC
01/18/2022 09:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220118-0006446

QUITCLAIM DEED

MAIL RECORDED DEED TO:

ARLANDO F. HALL
COURTNEY E. HALL
1063 RAMBLING BROOK ROAD
NASHVILLE, TN 37218

OWNER (SEND TAX BILLS TO):

ARLANDO F. HALL
COURTNEY E. HALL
1063 RAMBLING BROOK ROAD
NASHVILLE, TN 37218

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, ARLANDO F. HALL and COURTNEY E. HALL, formerly known as COURTNEY E. SMITH, husband and wife, who acquired title as unmarried (herein, "Grantor"), whose address is 1063 Rambling Brook Road, Nashville, TN 37218, hereby bargains, sells, remises, releases, quit claims and conveys to ARLANDO F. HALL and COURTNEY E. HALL, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 1063 Rambling Brook Road, Nashville, TN 37218, 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: 1063 Rambling Brook Road, Nashville, TN 37218

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

WITNESS my hand and seal this 30th day of December, 2021.

PIN NO: 058 09 0A 085.00

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

GRANTOR:

Arlando F. Hall

Arlando F. Hall

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Arlando F. Hall, 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 30th day of December, 2021.

[Affix Notary Seal]

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

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

GRANTOR:

Courtney E. Hall formerly known as Courtney E. Smith

Courtney E. Hall, formerly known as Courtney E. Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Courtney E. Hall, formerly known as Courtney E. Smith, 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 30th day of December, 2021.

[Affix Notary Seal]

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

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: Arlando F. Hall
Arlando F. Hall

Subscribed and sworn to under oath before me, this 30th day of December, 2021 by Arlando F. Hall.

[Affix Notary Seal]

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

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

Grantee:

Grantee signature: Courtney E. Hall
Courtney E. Hall

Subscribed and sworn to under oath before me, this 30th day of December, 2021 by Courtney E. Hall.

[Affix Notary Seal]

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

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 77, ON THE PLAN OF CREEKSIDE TRAILS, PHASE 4, OF RECORD IN INSTRUMENT #20050405-0037383 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL 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 Instrument No. 20051128-0142944 on November 28, 2005.

PIN NO: 058 09 0A 085.00

STREET ADDRESS: 1063 Rambling Brook Road, Nashville, TN 37218

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.

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 12/30/2021 (date of document).

Affiant Signature

12/30/2021
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 30 day of DECEMEMBER, 2021

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

