Karen Johnson Davidson County
Batch# 808477 DEEDQC
02/18/2022 11:02:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220218-0019193

QUITCLAIM DEED

MAIL RECORDED DEED TO:

DANIEL J. MILAM
JARATHZY I. MILAM
2938 CHERRYBARK COURT
HERMITAGE, TN 37076

OWNER (SEND TAX BILLS TO):

DANIEL J. MILAM
JARATHZY I. MILAM
2938 CHERRYBARK 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, DANIEL J. MILAM, also known as DANIEL MILAM, and JARATHZY I. MILAM, formerly known as JARATHZY I. LENDOS, husband and wife, who acquired title as an unmarried man and an unmarried woman (herein, "Grantor"), whose address is 2938 Cherrybark Court, Hermitage, TN 37076, hereby bargains, sells, remises, releases, quit claims and conveys to DANIEL J. MILAM and JARATHZY I. MILAM, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 2938 Cherrybark 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: 2938 Cherrybark Court, Hermitage, TN 37076

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.

PIN NO: 097-16-0B-011.00-CO

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



WITNESS my hand and seal this 24th day of January, 2022.

GRANTOR:

Daniel J Milam, also known as Daniel Milam

DANIEL J. MILAM, also known as DANIEL MILAM

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, DANIEL J. MILAM, also known as DANIEL MILAM, 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 24th day of January, 2022.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 7-9-2024

GRANTOR:

Jarathzy I. Milam, formerly known as Jarathzy I. Lendos

JARATHZY I. MILAM, formerly known as JARATHZY I. LENDOS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JARATHZY I. MILAM, formerly known as JARATHZY I. LENDOS, 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 24th day of January, 2022.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 7-9-2024



CRYSTAL E. BANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00 @.

Grantee:

Grantee signature: _____
DANIEL J. MILAM

Subscribed and sworn to under oath before me, this 24th day of January, 2022 by DANIEL J. MILAM.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 7-9-2024

Grantee:

Grantee signature: _____
JARATHZY I. MILAM

Subscribed and sworn to under oath before me, this 24th day of January, 2022 by JARATHZY I. MILAM.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 7-9-2024

CRYSTAL E. BANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11 ON THE PLAN OF TOWERING OAKS, PHASE 3 OF RECORD IN PLAT AT INSTRUMENT NO. 20170216-0015923, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

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. 20180523-0049382 on May 23, 2018.

PIN NO: 097-16-0B-011.00-CO

STREET ADDRESS: 2938 Cherrybark 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.

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 01/24/2022 (date of document).

Affiant Signature

02/09/2022
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 9 day of FEBRUARY, 2022.

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

