Karen Johnson Davidson County
Batch# 812543 DEEDQC
02/28/2022 12:33:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220228-0022471

QUITCLAIM DEED

MAIL RECORDED DEED TO:

KATHY SUE LUND
4420 BATON ROUGE DRIVE
HERMITAGE, TN 37076

COM-TN-2044090

OWNER (SEND TAX BILLS TO):

KATHY SUE LUND
4420 BATON ROUGE DRIVE
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, KATHY SUE RUSSELL, an unmarried woman (herein, "Grantor"), whose address is 4420 Baton Rouge Drive, Hermitage, TN 37076, hereby bargains, sells, remises, releases, quit claims and conveys to KATHY SUE LUND, an unmarried woman (herein, "Grantee"), whose address is 4420 Baton Rouge Drive, 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: 4420 Baton Rouge Drive, 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 3rd day of February, 2022

PIN NO: 075-07-0-077.00

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

GRANTOR:

Kathy Sue Russell
Kathy Sue Russell

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kathy Sue Russell, 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 3rd day of February, 2022.

[Affix Notary Seal]

DOTTY J. HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Dotty J. Harper
SIGNATURE OF NOTARY PUBLIC
My commission expires: 8-19-2023

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Wilson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: Kathy Sue Lund
Kathy Sue Lund

Subscribed and sworn to under oath before me, this 3rd day of February, 2022 by Kathy Sue Lund.

[Affix Notary Seal]

DOTTY J. HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Dotty J. Harper
SIGNATURE OF NOTARY PUBLIC
My commission expires: 8-19-2023

EXHIBIT A

[Legal Description]

SAID PROPERTY IS LOCATED AT 4420 BATON ROUGE DRIVE, HERMITAGE, TENNESSEE, WHICH IS LOT NO. 183 ON THE PLAN OF TULIP GROVE, SECTION 4, IN DAVIDSON COUNTY, TENNESSEE, AND IS MORE SPECIFICALLY DESCRIBED IN DEED BOOK 4175, PAGE 12, OF THE REGISTER OF DEEDS OFFICE, DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

SAID LOT 183 FRONTS 86.0 FEET ON THE WESTERLY SIDE OF BATON ROUGE DRIVE AND EXTENDS BACK 153.21 FEET ON THE NORTHERLY LINE AND 167.36 FEET ON THE SOUTHERLY LINE TO A DEAD LINE AT THE REAR MEASURING 65.62 FEET THEREON.

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. 20070917-0110836 on September 17, 2007.

PIN NO: 075-07-0-077.00

STREET ADDRESS: 4420 Baton Rouge Drive, 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 02/03/2022 (date of document).

Affiant Signature

02/16/2022
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 16 day of FEBRUARY, 2022.

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

