UNZS 1232491

After Recording Return to:
UNISOURCE
2600 Michelson Drive
Suite 200,Irvine,CA 92612

Karen Johnson Davidson County
Batch# 816455 DEEDQC
03/07/2022 11:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220307-0025608

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
075 11 0 051.00

QUITCLAIM DEED

{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (i)}
[this deed is being executed to add spouse to title]

New Owner/ Property Being Conveyed
Jason Lewis Carter
Suzanne E. Carter
632 Mercer Drive,
Hermitage, TN 37076

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 5 day of February, 2022, between JASON LEWIS CARTER, a now married man, joined by his spouse, SUZANNE E. CARTER, residing at 632 Mercer Drive, Hermitage, TN 37076, collectively hereinafter referred to as **"Party of the First Part"** and JASON LEWIS CARTER and SUZANNE E. CARTER, husband and wife as tenants by the entireties, hereinafter referred to as **"Party of the Second Part."**

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

LOT NUMBER 411 ON THE PLAN OF SECTION THREE, HIGHLANDS OF TULIP GROVE, OF RECORD IN PLAT BOOK 4675, PAGE 140, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO JASON LEWIS CARTER FROM U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-BC4, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES, BY SPECIAL WARRANTY DEED RECORDED 05/06/2009 IN INSTRUMENT NO. 20090506-0041693 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 632 Mercer Drive, Hermitage, TN 37076
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

JASON LEWIS CARTER **SUZANNE E. CARTER**

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 5 day of February, 2022, before me personally appeared **JASON LEWIS CARTER** and **SUZANNE E. CARTER** to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC

My Commission Expires: October 30, 2024

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00 .

JASON LEWIS CARTER **SUZANNE E. CARTER**

Subscribed and sworn to before me this 5 day of February, 2022.

NOTARY PUBLIC

My Commission Expires: October 30 2024

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. 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, LEA MILLER, 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 02/05/2022 (date of document).

Affiant Signature

Feb 12, 2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 12th day of February, 2022.

Commonwealth of Pennsylvania - Notary Seal
Zachariah Dye, Notary Public
Allegheny County
My commission expires April 07, 2025
Commission number 1396198

Notary's Signature

MY COMMISSION EXPIRES: 04/07/2025

NOTARY'S SEAL